

WOODHAVEN

NEWS

NOVEMBER 2022 | Vol. 39 No. 10

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WoodhavenLakes.com



president's letter

I would like to start my message this month with a big "Thank You" to all the dedicated volunteers who work so hard to keep Woodhaven the great place it is today. We have almost 100 volunteers who give so much of their time serving on Boards of Review, Committees, Section Representatives, and other groups. They make the Board of Directors' and Management Staff's job easier and more enjoyable. We look forward to working with all of you again in the spring.

There are some openings to fill and we will be working on those during the winter months. We will be posting information on how to apply for these open spots over the next couple of months.

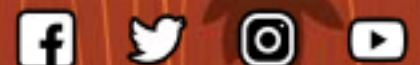
I would like to take a minute to discuss the Facebook pages that talk about Woodhaven. I think they are a great asset for our Property Owners. The Administrators of each of the sites do a great job with them and I am sure that is not easy. I need everyone to know there are some people who have

fake profile pages who post on those sites with inaccurate information just to stir the pot. The most disturbing one is when our Property Owners were told the President and or the Board had approved hunting deer in Woodhaven and we hired professional to come in and hunt. This could not have been farther from the truth. Staff has not brought any recommendations to the Board nor has the Board taken any action on it. I know those comments made a lot of people upset so I ask that in the future if stories like that are posted feel free to contact the Board or administrative staff for the truth.

Fall is upon us and WINTER is coming soon so stay safe and enjoy the cold and snowy weather coming soon.

Daniel Rossi,

Board of Directors President



management report



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



As quickly as we move out of the summer recreation-al season, we catch our breaths, evaluate our successes (and sometimes) failures of the past year, then diligently begin planning for next year. This planning comes in many forms—from reviewing old and developing new programs and services; searching fresh entertainment and securing Property Owner favorites; and updating products and pricing at our commercial amenities. Most importantly, our managers, staff, Board, and Committees have begun the process of putting together a budget and plan for Fiscal Year 2023-2024 so we can present this information to you at the Budget Hearing on November 12 at 1:00 p.m. at the RecPlex for your feedback. This preparation and planning, along with your feedback, helps the Board finalize the budget in December so the final annual assessment amounts can be set for next fiscal year.

Obviously, we are facing some economic challenges, both as individuals and as an organization, that we haven’t had to deal with in some time. Rising inflation, increases in minimum wages, and staffing and supply issues all have a noticeable impact on Woodhaven’s budget. With this, the Board and Committees are reviewing creative ways to help keep your annual assessments in check while still providing and maintaining service levels to you.

With this, an item receiving support from the Committee and Board Members is to adjust how the Woodhaven News publication is managed within the current budget. Currently, the print design, reproduction and distribution costs are approaching \$90,000 per year, or about \$15 per lot owner. These costs do not include labor and other inputs directly related to this publication. We have also been advised the current format using newsprint materials will at some point no longer be available, requiring a change in formatting and design which is expected to push these costs higher. As we consider these challenges, discussion occurred in converting this to a fee-based service offering Owners the opportunity to opt out of the hard copy delivery of this publication. A preliminary assessment of these changes could offset a small portion (about \$10) of the annual assessment with the Owners choosing to receive a hard copy of the publication by mail paying a subscription fee of around \$3 per issue or about \$33 per year. The Board and Committee Members have asked staff to prepare budget figures based on this concept and we will provide more information at the Budget Hearing on November 12th. Please take time to review additional information on the budget and other important business items below.

Budget Update

The 2023-2024 budget process is in full swing as the Association’s Finance Committee, Facilities Planning Committee and Board of Directors held several meetings to establish an assessment plan supporting our current and long-term objectives. On September 30th and October 1st, budget workshops were held allowing Board and Committee members to meet with department managers and review specific information on the Association’s operating activities, capital projects, debt financing plans and future reserve funding plans. Additional meetings have and will take place in October and early November to further define our budget and prepare it for presentation to the membership at the November 12th Budget Hearing.

This hearing will take place at 1:00 p.m. at the Association’s Rec Plex Multi-purpose Room. We are also planning to offer access to this presentation via Zoom through a registration process. If an Owner is interested in participating via Zoom, please contact the Association Office to be placed on the contact list and include your email address to receive the Zoom link. The

Budget Hearing will be recorded, and a copy of the hearing presentation will be available for viewing on Woodhaven’s You Tube account.

The Budget Hearing provides Property Owners with an opportunity to make comments, suggestions and request more information on the Association’s budget. A copy of the hearing packet will be published in the next issue of the Woodhaven News, and available for further review of the Membership. The presentation includes the recommended assessments along with an updated long-term assessment plan. All Owners are encouraged to take time to be informed and participate in the budget process.

Following the hearing, the information received will be evaluated by each Committee and a final assessment recommendation will be made and presented to the Board of Directors for approval at their December Board Meeting. The Board of Directors will be holding meetings on Tuesday, November 15th and Tuesday, December 13th. Owners with additional questions and/or comments about the Association’s budget are encouraged to submit speak-up sheets specifically asking for items to be discussed by the Board of Directors. Each meeting will begin at 7:00 p.m. and will include discussion on questions and comments received from Owners. Approval of the 2023-2024 assessments, including specific fund allocations, will be placed on the December 13, 2022, Board Meeting Agenda.

The following charts provide information on the proposed assessments for 2023-2024. The highlighted sections show what the projected assessments were at the beginning of the budget process, and the amended allocations are shown in the adjacent column. The current recommendation is for assessments to increase to \$1,495 on lots with sewer services and \$1,375 on lots without sewer services. The long-range plans are projecting assessments to remain at these levels in FY 2024-2025 and 2025-2026.

Woodhaven Assessments Lots With Sewer Service	FY 2019- 2020	FY 2020- 2021	FY 2021- 2022	FY 2022- 2023	FY 2023- 2024 Initial Levels	FY 2023- 2024 Amended	FY 2024- 2025 Amended
Operating Fund	\$ 735	\$ 865	\$ 910	\$ 980	\$ 1,013	\$ 1,023	\$ 1,066
Lot Fund	8	8	8	8	8	7	7
Water & Sewer Services	90	92	94	96	98	96	98
Disaster Recovery Fund	45	45	45	-	-	-	-
Association Reserve Fund	196	209	147	65	139	173	94
Water & Sewer Reserve Fund	88	60	60	60	60	56	60
New Projects	6	19	34	89	105	78	108
Debt Service Fund	62	62	62	62	62	62	62
Total Assessment	\$ 1,230	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,485	\$ 1,495	\$ 1,495

Woodhaven Assessments Lots Without Sewer Service	FY 2019- 2020	FY 2020- 2021	FY 2021- 2022	FY 2022- 2023	FY 2023- 2024 Initial Levels	FY 2023- 2024 Amended	FY 2024- 2025 Amended
Operating Fund	\$ 735	\$ 865	\$ 910	\$ 980	\$ 1,013	\$ 1,023	\$ 1,066
Lot Fund	8	8	8	8	8	7	7
Water Services	45	46	47	48	49	48	49
Disaster Recovery Fund	45	45	45	-	-	-	-
Association Reserve Fund	191	191	130	49	129	162	84
Water & Sewer Reserve Fund	44	30	30	30	30	28	30
New Projects	6	19	34	89	105	76	108
Debt Service Fund	31	31	31	31	31	31	31
Total Assessment	\$ 1,105	\$ 1,235	\$ 1,235	\$ 1,235	\$ 1,365	\$ 1,375	\$ 1,375

We will continue to provide updated information on the budget process and encourage Property Owners to consider attending the annual Budget Hearing on November 12th, 1:00 p.m. at the Association’s RecPlex Multi-Purpose Room.

Lee County Delinquent Taxes

Woodhaven lot owners are responsible for paying a real estate tax bill to the Lee County Treasurer each year. This year real estate tax bills were due on June 24, 2022, and the second installment on September 2, 2022. We recently received information from the Lee County Treasurer’s Office on the number of Woodhaven properties that are delinquent in paying taxes this year. This number, totaling approximately 700 properties, is consistent with previous year totals. We expect many of the balances to be paid prior to October 26, 2022, tax sale date. If you have not paid or are not sure if you paid your real estate taxes, please contact the Lee County Treasurer’s Office at (815) 288-4477 at your earliest convenience to make sure you do not

incur additional expenses.

Any unpaid taxes will be offered for sale on Wednesday, October 26th at the Old Court House Building beginning at 9:00 a.m. At that time, multiple fees and charges will be added to the unpaid balance of any delinquent property in Lee County. Again, if you have doubts about the status of your Woodhaven property tax bill, please do not hesitate in calling the Lee County Treasurers’ Office.

Association staff members will attend the tax sale to observe these activities and evaluate if there are any significant changes with the number of properties delinquent in real estate taxes this year.

Electric Aggregation Information

In June of 2020, Lee County entered into a 3-year municipal aggregation contract with AEP Energy with a fixed electric supply rate of \$0.05634/kWh. The terms for the new contract provide this rate for the entire 3-year term, ending with the July 2023 meter read. This program replaced the prior contract, which was with Dynegy and had a fixed electric supply rate of \$0.06787/kWh.

To assist Woodhaven Owners in assessing these programs, the Association monitors the electric supply rates, and the following chart provides information on the comparative rates experienced this summer. Updated information is provided twice per year, in the spring / early summer and at this time.

Invoice Date	Aggregation Program	Com Ed
Feb – Mar 2022	0.05634/kWh	0.08309/kWh
Mar – Apr 2022	0.05634/kWh	0.07928/kWh
Apr – May 2022	0.05634/kWh	0.08136/kWh
May – Jun 2022	0.05634/kWh	0.11237/kWh
Jun – Jul 2022	0.05634/kWh	0.11379/kWh
Jul – Aug 2022	0.05634/kWh	0.11541/kWh
Aug – Sep 2022	0.05634/kWh	0.11549/kWh

Some additional information for Owners to consider:

- The Lee County municipal rate with AEP is fixed and remains in effect through July 2023.
- Com Ed’s billing system for supply rates includes a line item called Purchase Electricity Adjustment or PEA. This item can be listed as a credit or as a charge and has a cap of \$0.005/kWh in either direction.
- Com Ed’s current base rate (October 2022) is \$0.09765/kWh and can range from \$0.09265/kWh to \$0.10265/kWh depending on the PEA charge each month. Com Ed’s base rate is adjusted three times each year, so it will change throughout the aggregation period.
- Owners can opt out of the Lee County aggregation program at any time without penalty. When this occurs, the Owner can choose another supplier or Com Ed as their supplier. If Com Ed is the chosen supplier, the Owner will be committed to a 6-month contract. At the end of the 6 months the owner will have the option of opting into another agreement, including the aggregation agreement.
- More information can be obtained from the following sources:
 - » Website – www.pluginillinois.org
 - » AEP Energy Website – www.aepenergy.com
 - » Lee County’s consultant – Rock River Energy – (815) 732-4603

Each Owner’s electric bill includes three separate sections titled Electric Supply Services, Delivery Services, and Taxes & Other expenses. The information provided above addresses the Electric Supply Service portion of this bill. The Delivery Service portion of the bill is not subject to municipal aggregation, is provided by Com Ed, and is regulated by the Illinois Commerce Commission.

Off-Season Operations

One of the great things about Woodhaven is, although there is a certain seasonality to our operations, you have access to your property 365 days

per year. Winter is a beautiful time at Woodhaven where you experience less crowds, and can still enjoy outdoor activities such as sledding, snowmobiling, and ice fishing. There is nothing more exhilarating than hanging around a campfire with a cup of hot cocoa or even cold beer as the snow falls and blankets the ground! For those who are lucky enough to enjoy Woodhaven during the winter, here is a list of facilities, amenities, and services that continue to operate during this time.

- Main Gate (Open 24/7)
- Association Office/ESAC (Monday through Saturday, except for holidays: November 24 – 27 & December 23 – January 1)
- Woody’s True Value Hardware (Check for changes in holiday hours)
- Comfort Stations (3, 9, 17 & 22)
- Laundromat (Open 24/7)
- Lakeside Building
- Lakeview Building
- Woodhaven Lakes Realty (by appointment)
- Lot to lot leaf pickup (November 1 – November 30)
- Snow removal from road when we have 3+ inches of snow
- Lot to lot foot patrol safety checks by Public Safety
- Website, mobile app and social media updates and information

Speaking on snow removal, please understand, Woodhaven Maintenance staff does not remove snow from private property or lots. Additionally, based on the amount of snow we get at any given time, road plowing may cause “windrows”, or piles of snow, in front of your driveways. It is especially difficult to keep snow from piling up in many of the tight cul-de-sacs at Woodhaven. If your property is in a cul-de-sac and you frequent Woodhaven during the winter months, please let us know and Maintenance will do their best to avoid piling large amounts of snow in front of your property but understand there are no guarantees. If you need snow removal on your property, contact ESAC for a list of contractors, or check out our website or mobile app.

Please check our website or mobile app calendars for more information on specific facility times throughout the off-season. Additionally, to keep current on what is going on with the business side of Woodhaven, you can watch Board meetings live on Woodhaven’s YouTube channel.

Remaining Fiscal Year 2022 – 2023 Projects

To say the current environment is extremely challenging in getting projects completed and equipment ordered and delivered would be an understatement. For example, we ordered a new Public Safety vehicle in February 2022, and still have no clear indication of when it will be delivered. Below is a list of projects that have been approved by the Board of Directors over the past fiscal year and their status.

UNACCEPTABLE MATERIALS COMPOUND AT MAINTENANCE

The parking lot addition and renovation for this project was completed this summer and the dumpsters were relocated to the north side of the maintenance building. Our goal is to complete the fencing around the dumpsters, install card readers for access to the site and install additional cameras over the next month or two.

AIR CURTAIN BURNER

The air curtain burn box was approved and ordered in March 2022 for a not to exceed cost of \$207,000. The firebox is a self-contained, completely assembled above ground air curtain incinerator designed for high temperature burning of forest slash, land clearing debris, green waste and storm debris helping to eliminate or greatly reduce smoke and airborne ash. At the time of order, we were advised there was a 24 to 26-month lead time on delivery. Site preparations will be made based on an anticipated delivery on October 24th.

FIREWOOD PROCESSOR/BUNDLER

The firewood processor/bundler was approved and ordered in March 2022 from BlockBuster, Inc. at a cost of \$80,028. In early September, BlockBuster, Inc. indicated they would not be able to fulfill the order due to staff-

ing issues and the inability to get parts and returned our deposit amount of \$8,100. At the September 26th Board Meeting, the Board approved the purchase of the processor/bundler from Brute Force at a cost of \$82,792. This price is \$5,383 less than their initial quote in March. We expect delivery in February 2023.

WADING POOL RESURFACING

Resurfacing both Pool 1 and Pool 2 wading pools was approved in March 2022 for a cost of \$24,720 by Mid America Pool Renovation. We were initially told the work would be completed sometime in July or August. Indications are the project will be completed in November, and they will tent and heat the areas if needed to complete the work.

TENNIS COURT CONVERSION TO PICKLEBALL COURTS

The project to convert one tennis court to four pickleball courts at the RecPlex Area for a cost of \$32,200 by U.S. Tennis Court Construction was approved by the Board of Directors in May. U.S. Tennis Court Constructions have been struggling with staffing issues and a backlog of projects. Current temperatures will allow concrete work to be done this fall but are not conducive for color work and striping. If posts, nets, and temporary markings can be completed this fall, then concrete work will be done. If these items cannot be completed this fall, we will wait until next year to complete the entire project so courts can be playable next spring until the project can be completed with minimal court downtime.

COMFORT STATION 6 ROOF

The Board approved a bid from JM Construction Group out of Rockford in September 2022 for installation of a steel roof at a cost of \$21,650. Work is expected to be completed this fall.

LAKEVIEW BUILDING DECK RAILING PROJECT

The Board approved a bid from MAP Quality Fencing from Peru in September 2022 to remove and replace the railing on the stairs and upper-level deck at the Lakeview Building at a cost of \$11,556. Cost includes disposal of existing materials. This project is expected to be completed this fall.

MISCELLANEOUS ITEMS

- The General Store’s final day of operation for 2022 is Sunday, October 23rd. This facility will re-open in early April 2022.
- Road patching improvements will take place in late October or early November with repairs targeted to address utility digs and culvert replacements throughout the property.
- Through September, oak wilt totals for the year had reached 289 trees,

an increase of 52 trees compared with last year through the month of September.

- As mentioned, the fall leaf vacuum program begins on November 1, 2022, and runs through the month ending on November 30, 2022. Please remember to sign up for this service with sheets available at the Association Office, Front Gate, and Service Center. There is also a link provided on the Woodhaven App in the main menu list for Brush Pickup.

The fall and winter seasons are an excellent time of the year to enjoy your property. We hope all of you have the opportunity to take advantage of the activities and natural beauty that is provided at Woodhaven Lakes.



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board action report

The following actions were taken or reported by the Board of Directors at their September 7th, 2022 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the September 26th meeting.*

1. Motion was made to approve the August 21, 2022 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
2. Motion was made to add item number 7. Addressing BOD Vacancy under New Business. Motion passed unanimously.
3. Motion was made to approve the ESAC Board of Review Recommendations as presented except for Section 27 Lot 123; part of the recommendation was a directive for Nuisance Abatement, and it should be a recommendation to the Board of Directors to pursue Nuisance Abatement for this lot. Motion passed unanimously.
4. Motion was made to approve the Public Safety Board of Review Recommendations as presented except for the three cases being pulled: Section 29 Lot 367, Section 16 Lot 163, and Section 16 Lot 103 which will be discussed under New Business. Motion passed unanimously.
5. Motion was made for Section 29 Lot 367: citation # 28229 stands with a \$500 fine, citation # 28230 is reduced to a \$50 fine, citation # 28231 is reduced to \$150 fine, citation # 28232 stands with a \$500 fine, and citation # 28233 stands with a \$500 fine, passes A, B, and C are suspended for one year, and Joe Mendez will be restricted to his campsite, Section 29 Lot 367, for a period of one year. Motion passed unanimously.
6. Motion was made the Public Safety recommendation for Section 16 Lot 163 stands as written except for citation # 28235 which will be reduced according to our fine schedule from \$500 to \$150. Motion passed unanimously.
7. Motion was made the Public Safety recommendation for Section 16 Lot 103 stands as written except the fine for citation # 28205 which will be reduced from \$500 to \$150. Motion passed unanimously.
8. Motion was made to approve the BOR Liaison and Committee Chair Appointments as follows: Public Safety Board of Review – Harry Koeppel, ESAC Board of Review – Chris Collins, Finance Committee – Laura Packwood, Facilities Planning Committee – Charlie Muir, and Communications Committee – Diane Connelly. Motion passed unanimously.
9. Motion was made to approve authorization to enter a contract with WIPF-LI for a not to exceed cost of \$177,000 for the Navision Upgrades. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their September 26th, 2022 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the October 11th meeting.*

1. Motion was made to approve the appointment of John Shefcik to the Board of Directors. Motion passed unanimously.
2. Motion was made to approve the September 7, 2022 – Board of Directors' Meeting Minutes. Motion passed with 6 ayes and 1 abstention.
3. Motion was made to approve the September 7, 2022 – Board of Directors' Executive Session. Motion passed with 6 ayes and 1 abstention.
4. Motion was made to make an agenda change and add Section 27 Lot 157 back under the ESAC Board of Review Consent Agenda. Motion passed unanimously.
5. Motion was made to approve the ESAC Board of Review Recommendations from September 10, 2022, as presented except for Section 5 Lot 185 and Section 5 Lot 290. Motion passed unanimously.
6. Motion was made to approve the Public Safety Board of Review Recommendations from September 10, 2022, as presented. Motion passed unanimously.
7. Motion was made to approve the purchase of the firewood processor from Brute Force for a not to exceed cost of \$85,000. Motion passed unanimously.
8. Motion was made to approve the bid from Porter Brothers for \$22,117 for road repairs. Motion passed unanimously.
9. Motion was made the fourth citation stands with a \$150 fine for Section 5 Lot 185; if the violation isn't brought into compliance within 90 days a \$500 fine and suspension of privileges will be applied. Motion passed unanimously.
10. Motion was made the first citation stands with a \$150 fine for Section 5 Lot 290. Motion passed unanimously.
11. Motion was made the first citation for violation of Article III A, (5) of the Declaration of Covenants and Restrictions for Section 29 Lot 149 be upheld with a fine of \$250 and restricted use of the Campsite to days, 6:00 a.m. to 10:00 p.m., for 183 days beginning September 27, 2022. Motion passed unanimously.
12. Motion was made to approve the bid from JM Construction Group, LLC for a cost of \$21,650 for the comfort station 6 roofing project. Motion passed unanimously.
13. Motion was made to approve the bid from MAP Quality Fencing for a cost of \$11,556 for the Lakeview deck railing project. Motion passed unanimously.

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BOARD & COMMITTEE MEETINGS

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

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

	<u>November</u>	
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.
	<u>December</u>	
13th	Board of Directors' Meeting via Zoom	7:00 p.m.

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bakerins@frontier.com

JULIE (BAKER) MOREY
(815) 822-4696

**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!

Woodhaven’s Honor Roll of Veterans

Name: _____

Section: _____ Lot: _____

Branch of Military: _____

Wars Served or Peacetime: _____

Additional Information: _____

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NOVEMBER

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1 Leaf Vacuum Begins	2	3	4	5	6 DAYLIGHT SAVING TIME ENDS
7	8	9	10	11 VETERANS DAY	12 Budget Hearing 1pm Woodhaven Finance & Facilities Planning Comm. Meetings	13
14	15 Board of Directors' Meeting 7pm Naperville	16	17	18	19	20
21	22	23	24 THANKSGIVING	25 North Pole Express Begins	26	27
28	29	30 Leaf Vacuum Ends	OCTOBER M T W Th F S Su 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		DECEMBER M T W Th F S Su 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

The Recreation Department would like to thank you for traveling all around the world with us this summer! We had so much fun visiting each country and learning all kinds of new games and traditions! We hope you were able to learn and experience something new this summer. The excitement continues as we jump into the holiday season. The North Pole express begins on November 18th and keep an eye out for the 2023 event dates, they will be released soon!

North Pole Express STARTING NOVEMBER 18TH

Parents! This is an opportunity for your child to receive their very own personalized letter from Santa Claus! Woodhaven’s North Pole Express serves as a link between Woodhaven’s Property Owners and the North Pole. The North Pole Express will begin accepting letters on November 18th. Simply mail your child’s letter to:

Woodhaven Lakes Association
North Pole Express
P.O. Box 110
Sublette, Illinois 61367

Make sure your child’s name, age and address, are included. More information about each child is also welcome, so that letters can be personalized. The more information provided; the easier it is for Santa to personalize! Deadline is December 14th. The popularity of this program has grown rapidly! Be sure to get your letters in early!

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Power Washing
Spring Clean Up | Fall Clean Up

815-671-1542
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welcome new property owners - august

"Welcome" to all our new Woodhaven Property Owners and families.

Sec/Lot	Name	City	State
1/47	RAYMUNDO MENDOZA	CHICAGO	IL
1/127	DENISE HARVEY & JACQUELINE RIOS	MONEE	IL
2/54	JOSE PEREZ ZAMUDIO & HECTOR SALCIDO	AURORA	IL
2/153	JOHN CHRYSOGELOS JR	ADDISON	IL
2/172	KRISTIN LARSEN	HANOVER PARK	IL
3/72	RAYMOND KARCZEWSKI	CHANNAHON	IL
3/83	TERRENCE & SINCLAIR GALLAGHER	AURORA	IL
3/93	ROBERT & BARBARA EAMAN	CHICAGO	IL
3/160	LINDSAY & DANIEL WYSZYNSKI	LINDENHURST	IL
3/201	WALTER Y GONZALEZ	RIVER GROVE	IL
3/201	DENISE CRESPO	CHICAGO	IL
4/129	MARK & TERRILYNN KOWALSKI	BROOKFIELD	IL
4/136	CLARENCE & SUSAN BRIMMER	CROWN POINT	IL
5/2	JOSE AVILEZ	CHICAGO	IL
5/85	JASON & ERIN HELDMANN	AURORA	IL
5/103	GINA FLYNN	CHERRY VALLEY	IL
5/103	LORIA HORSFALL	WONDER LAKE	IL
5/195	STACEY MARTIN	CHICAGO HEIGHTS	IL
5/272-3	LORI & STEPHAN MAGLAYA	CHICAGO	IL
5/508	MELISSA & JAMES CIUKAJ	CRESTWOOD	IL
6/65	MARTHA TORREZ ALLEN	CHICAGO	IL
6/122	ROBERTO ROCHA	PLANO	IL
7/181-2	SCOTT & ABIGAIL THORNER	BARTLETT	IL
7/206	AGNES GLIJER	DES PLAINES	IL
10/5	LARRY JOHNSON	JOLIET	IL
10/13	ILSE SOLORIO	MONTGOMERY	IL
10/25	FELISA BROWN	BOLINGBROOK	IL
10/87	DAVID JACOBSON	DEKALB	IL
11/8-9	DENNIS SCHNELL	MESA	AZ
11/88	RACHEL RODRIGUEZ	BOLINGBROOK	IL
11/132	DORIAN MATIAS-WILLIAMS	CHICAGO	IL
11/171	ALFRED LAZARO ONG	CHICAGO	IL
12/4	EVELYN HERNANDEZ	WESTCHESTER	IL
12/4	MYRIAM MARROQUIN	CHICAGO	IL
14/3-4	BRENDA CIELO	PAW PAW	IL
16/64	ASHLEY & MARIA FLORES	FRANKLIN PARK	IL
17/160	DAMIAN PAGAN	CHICAGO	IL
17/231	DARCY DEKKER	FREEPORT	IL
18/78	DEANNA PEACY	WINTHROP HARBOR	IL
18/88-89	KATHLEEN BISHOP	TINLEY PARK	IL
18/101	MARY & EVANGELOS DERMOS	NAPERVILLE	IL
19/4	WILLIAM LINDEMANN JR	LOCKPORT	IL
21/261	INES URBINA	CALUMET CITY	IL
23/35	THOMAS KOPPER	WHEELING	IL
23/54-55	SCOTT HUGHES & HEATHER MCGEE	KENOSHA	WI
24/245	DONNA SMITH	FLOSSMOOR	IL
25/118-9	RANDALL MCGILL	VILLA PARK	IL
26/67	LUZ & JAMES ABAD	BERWYN	IL
27/76	LAURA ROWE	JOLIET	IL
27/113	KEN & KRISTEN DEMEO	DOWNERS GROVE	IL
29/39	KRZYSZTOF RAFACZ	HOMER GLEN	IL
29/257	BRIAN & PAULA SMITH	BELVIDERE	IL
29/343	ENRIQUE MORENO	ADDISON	IL
29/343	GUADALUPE OLEAO PINO	ADDISON	IL

welcome new property owners - september

"Welcome" to all our new Woodhaven Property Owners and families.

Sec/Lot	Name	City	State
2/65	JOSE LUIS MORENO	MONTGOMERY	IL
2/65	MARIA VILLALOBOS	MONTGOMERY	IL
2/202	ANTONIO DOMINGUEZ	SUMMIT	IL
3/141	MIOSOTIS & CORALISSE GUILFU	CHICAGO	IL
3/169	TRACY DANIELS	DWIGHT	IL
4/94	MANUEL HENRIQUEZ	BERWYN	IL
4/134	NANCY HERNANDEZ	AURORA	IL
4/134	ALEJANDRO PEREZ	AURORA	IL
5/84	JULIA SHINAULT	DIXON	IL
5/102	MARTA ARCE	CHICAGO	IL
5/112	KENNETH JONES	JOLIET	IL
5/161-2	LEANNE MEINERS	OGLESBY	IL
5/189	EDWARD & CARMEN MUCHA	DOWNERS GROVE	IL
5/429-30	BRIAN & ELLEN HANNAH	FOX RIVER GROVE	IL
6/195	JAMES & LINDA RATHELL	FAYETTEVILLE	AR
7/156	NATALIE & ANDREW ALTIERE	CHICAGO	IL
8/26	ENRIQUE MONTES	WAUKEGAN	IL
10/24	ERNESTO & GUADALUPE FLORES	CICERO	IL
10/51	LAUREN OROZCO	CHICAGO	IL
10/110	MARIA & WAYNE RATHAN	CHICAGO	IL
10/134	JIM QUATTROCKI	CHICAGO	IL
10/186	RICHARD HUY & RICHARD J HUY	CHICAGO	IL
10/290	ARMANDO GARCIA	CHICAGO	IL
11/73	CARMEN & LEROY GALARZA	WOODRIDGE	IL
11/97	HECTOR & ZENaida AGOSTO	CHICAGO	IL
11/221	ENRIQUETA SCHOTT & JUSTINO LOPEZ	CHICAGO	IL
15/102	PAMELA PECORARO	ASHLAND CITY	TN
16/16	BRIAN & AMANDA CARTER	BOURBONNAIS	IL
17/127	AMALIO CORRAL	CHICAGO	IL
17/157	DAVID & SANDRA ESTRADA	STREAMWOOD	IL
19/101	KENNETH F LACH	NILES	IL
21/54	FRANCIS & MARGIE MANNING	OAK LAWN	IL
22/70	PAUL & MARLENE LEHR	CARY	IL
23/146	LEN & MICHELLE KOKALJ	CHANNAHON	IL
23/148	NOEL & EDITH MORALES	ALSIP	IL
25/115	THERESA & MATTHEW HANNE	MIDLOTHIAN	IL
26/15	DOLORES PATINO & FRANCISCO BACA	CICERO	IL
26/147	GITENIS SALYGA	WOODRIDGE	IL
26/229-30	ROBERT & KAREN KOEHN	BELVIDERE	IL
26/229	RYAN KOEHN	CHICAGO	IL
26/230	JENNIFER SHEPPARD	BELVIDERE	IL
27/163	MILAGROS IRIZARRY	CHICAGO	IL
29/7	AMY & MATT SCHMELTER	EL PASO	IL
29/49	CHRISTOPHER & ADAN GARCIA	ROMEOVILLE	IL
29/57-58	KRISTINE & HAROLD CAMP	PORTAGE	IN
29/172	ARTHUR ALBERTS	MALTA	IL



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section representatives & alternates		
SECTION	REPRESENTATIVE	ALTERNATE
Section 1	Nancy Nieslawski	Alex Esparzal
Section 2	Pat Sirbas	Jane Elliott
Section 3	Maria Dellegrazio	Judy Gonzalez
Section 4	Gregg Swanstrom	Pam Smith
Section 5	Marcia Kosowski	Diane Koeppel
Section 6	Michael Flanigan	Pat Winters
Section 7	Karen Larson	Lee Patterson
Section 8	Linda Smith	Mary Muir
Section 9	Jack Meyers	
Section 10	Bob Palatine	Tony Lona
Section 11	Dawn Anama	Rose Galarza
Section 12	Heather Hansen	
Section 13	Shannon Eaden	
Section 14	Jeraldine Elliott	
Section 15	Nancy Jackson	Elaine Ayres
Section 16	Ernest Mitchell	Jenice Pepoon
Section 17	Jose Navarro	Darlene Singleton
Section 18	Rosemary Colness	Joanne Lencki
Section 19		
Section 20		
Section 21	Todd Moffett	Shaunta Stocking
Section 22	Kathy Brush	Kim Gibas
Section 23	Brenda Kriss	Rita Olsen
Section 24	Laurie Picha	Phyllis Sippel
Section 25		
Section 26	Angel Flores	
Section 27	Charlene Hill	
Section 28		
Section 29	Christine Pontrelli	Patrice Reimann

public safety citations - september		
Sec/Lot	Owner/Guest	Offense
6/6	OWNER	Disorderly Conduct
6/46	GUEST	Speeding 38 mph in a 20 mph zone
7/114	OWNER	Public Nuisance-Noise Violation
10/118	OWNER	Disobeying a traffic stop sign
12/57	GUEST	Trespass to real property
13/99	OWNER	Illegal Transportation of alcohol
13/131	GUEST	Speeding 23 mph in a 20 mph zone
16/129	GUEST	Parking Violation
17/136	GUEST	Illegal Transportation of alcohol
18/60	GUEST	Pets not controlled by a leash
28/131	GUEST	Consumption of alcohol in a restricted area

registered sex offender list	
Robert Hipshur	Sec. 21, Lot. 33
William Dubois	Sec. 17, Lot. 122-123
Christopher Jamroz	Sec. 11, Lot. 203

esac citations - september	
Sec/Lot	Violation
1/50	Rotten wood on shed; tape on RV window; RV awning damaged
2/181	No cap on sewer inlet; bldg mat – PVC; plastic bags of yard waste
2/188	No permits for walkway or storage locker
2/222	Shed is sinking/damaged
2/224	Flex line not secured to sewer inlet
4/156	Building materials including lumber and plywood
5/73	RV awning stored under deck
5/109	Building materials including chicken wire and lumber
5/203	Front left corner of RV open
5/336	Bottom trim missing from RV door; bldg mat – blocks, timbers
5/472	Building materials including blocks and bricks
5/486	Room siding missing; room roof separating; rotten wood on shed
6/117	RV cord buried; damaged trim on shed; shed door not closing
7/42	RV damaged by tree; broken window on RV; damaged antenna
7/89	Building materials including blocks
8/144	Shingles missing from shed roof
9/121	Damaged antenna base on deck
9/146	Tape securing roofing on RV
10/55	Hole in room soffit
10/187	Room/deck skirting damaged; exposed wire under deck
10/188	Holes/rotten wood on shed/room; shed door not secure
10/202	Car registration expired 3/31/22: RV/deck skirting damaged
10/221	Hole/rotten wood on shed door; damaged RV skirting
13/112	Not enough glass on room; bldg mat – blocks
15/26	Lights in trees; bldg materials – blocks, PVC, conduit, lumber
15/69	Fire pit over line; exposed wire at meter box; rotten wood – shed
15/94	Building materials including plywood and lattice
15/124	Building materials including railroad ties
16/89	Rotten wood on walk-through
17/18	Moped covered – registration not visible
17/100	Rear right corner of RV open
17/158	Building materials including culvert
17/165	Building materials including wood frame, metal pieces
17/210	Shingles missing from shed roof
17/213	Exposed wood on room fascia; open between shed doors
19/77	Extension cord running into sheds
20/43	PVC not connected to RV; bldg materials – plywood, lumber
21/116	Two broken windows on RV; bottom trim missing from RV door
21/194	Wood patches on vinyl shed: bldg materials - plywood
21/271	Rotten wood on shed; RV skirting not properly set
22/41	Shingles missing from shed roof
22/47	Shed door not closing properly
22/152	Hole/rotten wood on room soffit
23/17	RV skirting damaged
23/82	Shed door not closing; brush stored on utility trailer
23/154	RV door trim damaged; rotten wood on shed; blocks in fire pit
24/72	Rotten wood on shed: bldg mat – fire pit blocks, for sale sign
24/99	Hole above shed doors
24/100	Room roof damaged; interior of room damaged
25/110	Demo permit expired; rotten wood on shed; open above door
25/142	Building materials including timbers and plywood
26/53	Shed door not closing, building materials – lumber
26/109	Flex line not connected: expired registration on 3 mopeds
26/114	Bldg materials stored under deck overhead
26/156	Flex line not secured to sewer inlet
26/218	Water heater compartment door not secure; broken RV window
27/146	Two interior junction boxes under overhead
27/164	Deteriorated boards on RV pad retaining wall
29/88	Registration on motorhome expired 12/31/21
29/176	Railroad tie foot bridge/drive deteriorated
29/187	Rotten wood on RV steps; rotten wood on door/wall of shed
29/207	Shed roof deteriorated; tape on RV siding
29/293	Rotten wood on shed; hole above shed door; damaged corner

Recycling at Woodhaven . . .

Some of us had it ingrained to our brains as children, some of us weren't necessarily taught its importance until well into adulthood, but it's especially important at Woodhaven: Reduce, Reuse, Recycle!

We know, separating trash and recycling is a task, and made more complicated when constrained to small spaces like RVs. The simplest solution is to plan ahead, know what items you will be bringing (or having delivered), and decide what will be done with those items/packaging/etc. Personally, I'm a box hoarder – some boxes are just too perfect for Christmas gifts! So I'd be piling them up and taking them back home. But, if you're not quite box-(or bottle/can/container)-crazy, Woodhaven has a few options for you.

We now have THREE recycling containers on Woodhaven property for your convenience. You're probably used to seeing the large one at the Nature Center/Bait Shop, and possibly have seen or utilized the one at Comfort Station 17. But, we have now also added a third container at the Maintenance Building in Section 9.

Remember, it's best to have boxes broken down and flattened, and all recycled items should be somewhat cleaned/rinsed.



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Bonita Willis - ePRO, C2EX, Designated Managing Realtor®

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

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

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

1002 8th Ave



Rock Falls

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. **\$65,999.**

582 US RT 52



Sublette

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**

305 W Washington
REDUCED



LaMoille

Don't miss out on this pristine, open floor plan situated in a quiet neighborhood! Home was custom built for the original owner who kept home in like-new condition, and it shows! Main floor has 3 bedrooms, full bath with jet tub, separate shower and laundry, and open kitchen/living/dining area. Kitchen boasts beautiful oak cabinetry and new hardware as well as new appliances. Basement features a family room, full bath, 2 bedrooms, and storage/work space. Enjoy the outdoors on the 3-tiered deck with pergola in private backyard surrounded by over 30 mature spruce trees. Plenty of storage between closets, basement, and under-deck shed. **\$199,900**

302 S Jefferson
PENDING



Amboy

You will fall in love with this charming Victorian home as soon as you lay eyes on it. The newer roof, gutters and siding only complement the spacious corner lot with mature landscaping, established & producing grape harbors, fire place, and garage. The spacious enclosed porch will have you daydreaming about cool fall evenings or cozy stormy afternoons. Your jaw will drop once you step into the entryway with the gorgeous woodwork (hardwoods under carpeting too), dramatic high ceiling and huge pocket doors. There is ample storage throughout that would surprise for this era of home - built-ins, closet space and pantry all allow for a spot for everything. Even the bathrooms have character with the quint claw-foot tub. This is a great home that has been meticulously prepared for you and yours to enjoy for years to come. **\$139,000**

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



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resource news



jerry corcoran | resource manager

Deer Management Update

I want to thank those Property Owners who have taken time to provide feedback on a deer management program. I would encourage others to provide their thoughts on this subject.

Here is a recap on where we are to date with a deer management program. We began some discussions regarding the observed increase in numbers of deer on property back in early 2019. A meeting the same year was held with Illinois Department of Natural Resources (IDNR) personnel to help us assess the situation. We began putting articles into the Woodhaven News to educate Property Owners on the deer population focusing on historical, biological, habits and habitat along with detrimental effects of elevated numbers of whitetail deer. Then Covid hit, which slowed down progress in many areas including deer management.

This past late winter (2022) a deer population count was conducted on property. The purpose for this was to begin assessing numbers of deer using property. With the assistance and expertise of the United States Department of Agriculture – Wildlife Services (USDA-WS), we were able to get a baseline count of deer. This count strictly focused on the deer population. In that survey, the estimated population index was 187 deer. Based on available habitat within Woodhaven's boundaries, 2.44 square miles, this would equate to 77 deer/square mile. Many suburban land management agencies manage their forest preserves at 20 – 30 deer/square mile. The recommendation from the USDA – WS was to continue with periodic spotlight counts using the same route used in the initial survey.

An informational meeting was held on July 16 with the help of the IDNR. The goal of this meeting was to provide more information on white-tailed deer in terms of biology, population trends in Illinois, problems associated with overpopulation and methods of control. Following the presentation, attendees were allowed to ask questions. If you missed attending the program, you can view it on YouTube at: <https://youtu.be/kgA2CYSKLRI>

Where are we at with the deer program today? We are continuing to move forward with the program in the best interest of the deer herd. There will be further discussions related to the deer population. This will include ongoing deer counts to continue assessing the deer numbers on property. As was stressed by the speaker, the problem is not just about the numbers of deer but more importantly the problems being encountered with the deer herd. Is there damage occurring to individual properties? Is there damage to the natural areas i.e., over browsing, damage to young trees. Do Property Owners have concern for safety when out on trails/roads? 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.

A management plan has not been developed to date. A past article in the Woodhaven News outlined two methods that could be used in the management of a deer population. One method involved qualified sharpshooters and the other archery hunting. In either program utilized, the hunts would take place in designated areas of property. Hunters would not be allowed to traverse the property at large. Specific areas would be designated where hunters could set up for hunting. Based on feedback, people seem to be under the perception that hunters would be allowed to go anywhere on property. To reiterate, this would not be the case. With safety being a priority, strict rules would be set in place for whatever the type of hunting program. If a hunting program was implemented, it would be set up to take place November through February when Property Owner usage is very low.

I hope this article clarifies the status of deer management. At this point, nothing has been set in stone. We will continue to have discussions related to deer management. I will continue to keep you informed through newspaper articles. Please continue to provide input into this topic.

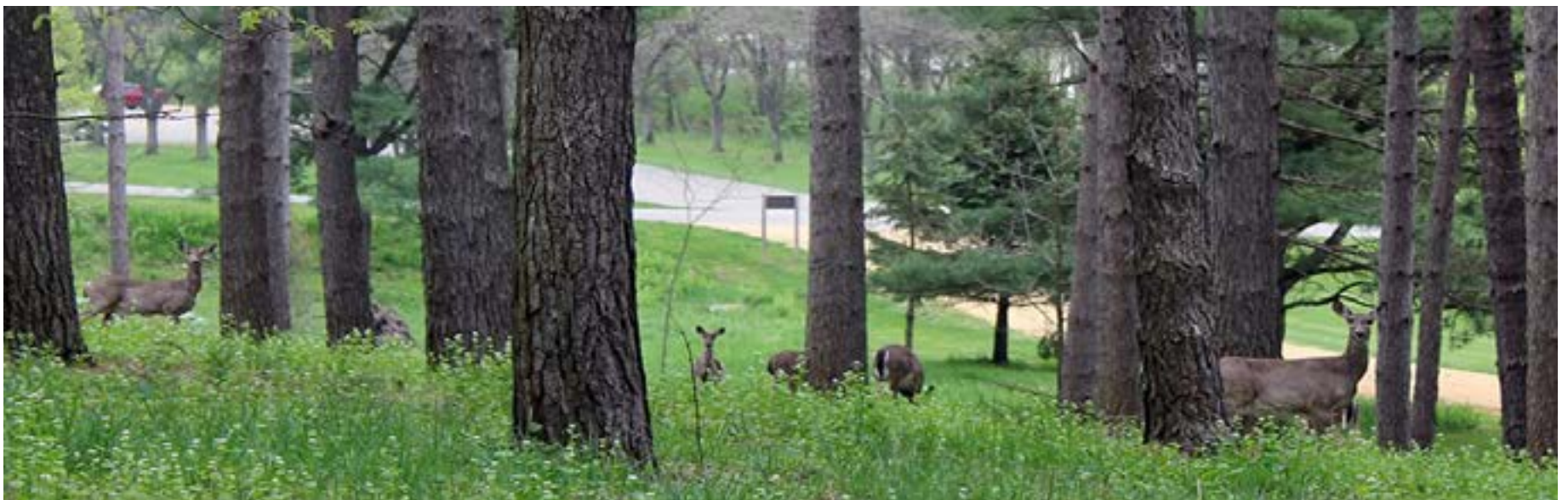
Final Reminder to Remove Watercraft from All Designated Boat Storages and Common Areas Before December 1st!

Watercrafts not picked up by December 1 will 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 designated storage areas and common 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 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. By having the section/lot number affixed to the watercraft, it makes locating or returning the watercraft possible.



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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

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE

LEAVES

VACUUM

April 15-May 31

- the vacuum can pick up loose leaves, grass clippings, pine needles, and leafy garden plants.
- pile at front of lot in 1 or more windrows
- sticks, rocks, and heavy soil cannot be mixed with leaves
- cold fire pit ashes are to be bagged

BRUSH

April 15-November 30

WEDNESDAYS

Brush should be stacked parallel to the road at the front of your lot.

PAPER BAGS ONLY

June 1-October 31

Only leaves, grass clippings, pine needles, and cold ashes may be placed in paper bags at the front of the lot. Each bag should be light enough to be picked up by one person.

VACUUM

November 1-November 30

- the vacuum can pick up loose leaves, grass clippings, pine needles, and leafy garden plants.
- pile at front of lot in 1 or more windrows
- sticks, rocks, and heavy soil cannot be mixed with leaves
- cold fire pit ashes are to be bagged

Pickup of Landscape Waste is by Sign Up ONLY

Sign up sheets will be located at:

- The Association Office
- Woody's True Value
- Woody's General Store
- Main Gate
- Woodhaven Lakes Mobile App

Each lot to be picked up must be signed up.

Questions regarding landscape waste pickup can be directed to the Resource Department.

Refrain from placing any landscape waste in or alongside dumpsters that are located throughout property. A \$100 fine will be imposed for those engaging in this practice.

Woodhaven Lakes Realty

As I have discussed in previous articles, we have a fabulous tour guide here at **Woodhaven Lakes Realty**. She works closely with our magnificent sales staff, and both provide a plethora of detailed information to our customers to help them fall in love with Woodhaven. I often reach out to them for suggestions of topics to share with you each month – certain obstacles they face, obscure details, or just commonly asked questions. A very common question we all get is “what is the best section?” You would think the answer is easy, but it is actually, quite complex.

You see we must figure out how you plan to enjoy your Woodhaven escape. Are you a young family with toddlers, an active family with teens, a recently retired couple, a single nature lover...so many options to sort through. The staff of **Woodhaven Lakes Realty** understand the layout of our facility, and how they lend themselves to the convenience of our Property Owners' use.

Does the massive size of Woodhaven intimidate you a little...then maybe you'd like something closer to the main gate? Maybe your kiddos love the pool and beach...there are three sections we'd focus on first. Is your primary reason to own at Woodhaven the lakes for fishing? We can search close to lake access points too. Or maybe you want the peace and tranquility of no organized activities at all...for those folks we would search a couple of sections on the perimeter, that no one needs to travel through to get to anything – well no one except **Woodhaven Lakes Realty** sharing ALL the beauty of Woodhaven.

Then there are some sections, that due to our great trail system, connect to others very easily to afford Property Owners the opportunity to enjoy many different areas, amenities, and sections easily from their own lot. Just ask your **Woodhaven Lakes Realty** Broker about those, and they will be sure to share the current listings there as well.


So long story short – what IS the best section at Woodhaven? Anyone you ask at **Woodhaven Lakes Realty** will tell you, it's YOUR section. Wherever you are located, sharing with friends and family, roasting marshmallows, playing games, sharing laughs and creating memories...THAT is the best section at Woodhaven.

Give **Woodhaven Lakes Realty** a call to help you find your best spot, (815)849-5476, www.woodhavenlakes.com/wlri






815-849-5476
woodhavenlakes.com/wlri
Monday-Saturday | 8:30am -4:30pm
Starting Nov. 19:
Monday-Friday | 8:30am -4:30pm
Saturday | 10 am-2 pm
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)




110 N. Main Ave. Ladd, IL 61329


Deb Schultz
VP / LOAN OFFICER
NMLS# 719170



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Local Highlights: Starved Rock State Park

As many of you have found, Woodhaven Lakes is nestled into an area with many local treasures. Whether you're looking for a quick trip down the road, or prefer a bit of a road trip, any direction you venture can take you to a great new experience!

For those who love hiking and picturesque views, a day spent at Starved Rock State Park in Utica may be just what you need.

Starved Rock State Park became the second State Park in Illinois, officially earning its title in 1911. Its history, like many areas in Illinois, began with a succession of indigenous tribes. In fact, the name "Starve Rock" is derived from American Indian legend. Below is the excerpt directly from the Starved Rock Lodge website:

"In the 1760s, Chief Pontiac of the Ottawa tribe, was attending a tribal council meeting. At this council of the Illinois and the Pottawatomie, an Illinois-Peoria brave stabbed Chief Pontiac. Vengeance arose in Pontiac's followers. A great battle started. The Illinois, fearing death, took refuge on the great rock. After many days, the remaining Illinois died of starvation giving this historic park its name – Starved Rock."



Starved Rock State Park boasts 13 miles of trails nestled in, through, and around 18 St. Peter Sandstone canyons. Many canyons also have beautiful waterfalls, generated by the winter's snowmelt and spring/summer rainfall. Though swimming and wading in the canyons are prohibited, they are a wonderful site to see. Perhaps even more beautiful are those same waterfalls turning to icefalls in the winter.

The Illinois River also attracts many bald eagles – depending on your vantage point, you may be lucky enough to watch them fish.

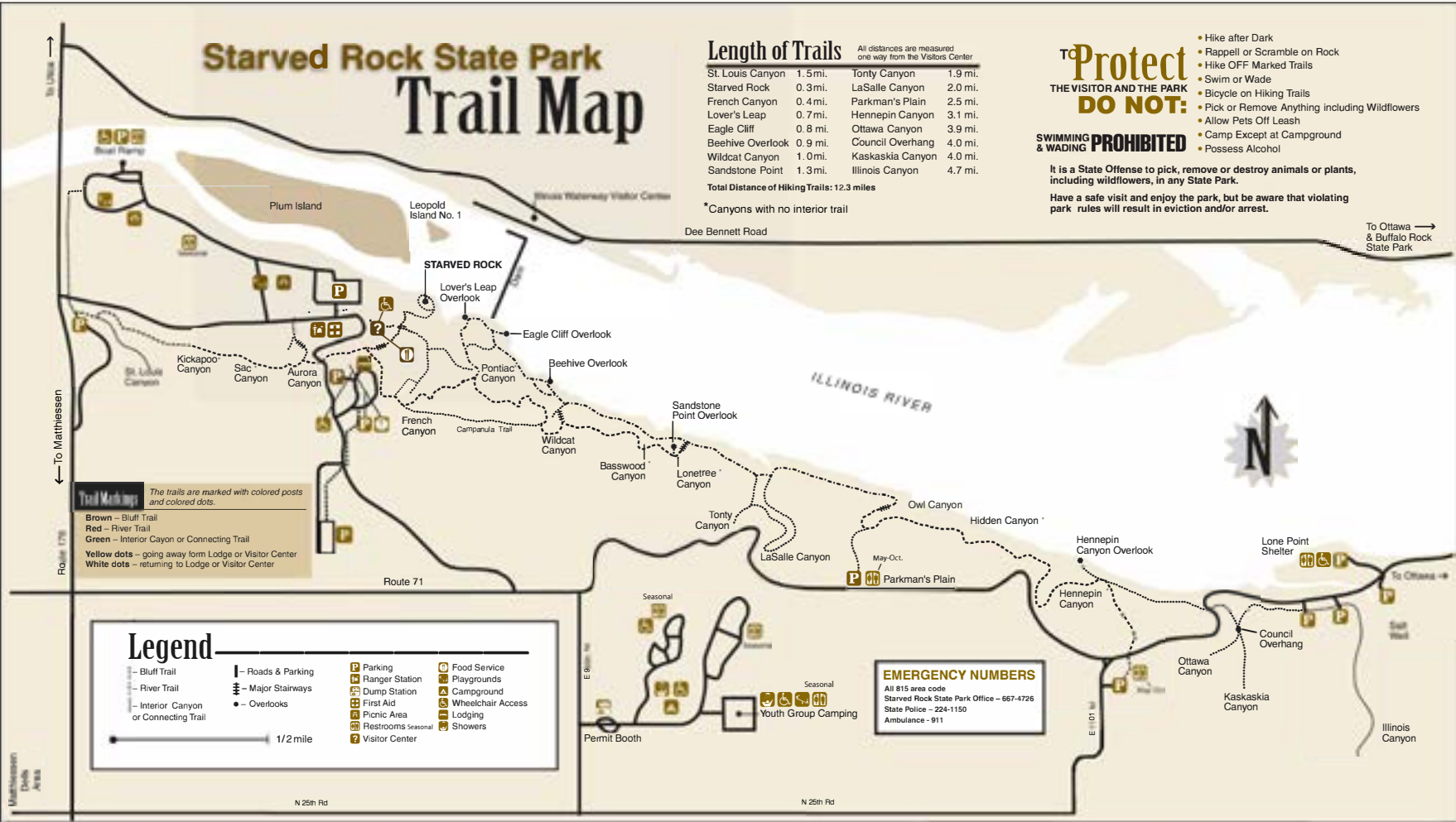
Plenty of information can be found by visiting the Starved Rock State Park page on the Illinois Department of Natural Resources [website](#). If you are an experienced hiker, you can find suggestions for specific trails to take, depending on the distance you prefer. If you are less experienced, you can find information on organized hike and events.

A few things to keep in mind before venturing out:

- The park is open daily from 7 a.m.-sunset
- The visitor center is open daily 9 a.m.-4 p.m.
- You must stay on marked trails
- There is no swimming, wading, or rock climbing allowed
- Drones are not permitted
- Bikes are not allowed on trails
- Trails/Park areas are closed during 2022/2023 hunting seasons
- **Always** check the website for closed areas/trails before planning your day



photos from Starved Rock Lodge and IDNR websites



Snow & Ice Control Procedures

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





Section 11. Snowmobiles (4/17)

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



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



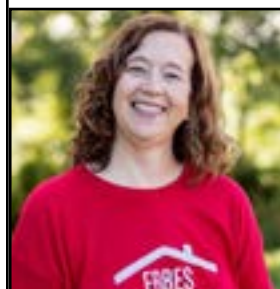
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www.Erbes-Realty.com

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Sublette, IL 61367



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Lisa Maher
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Sec 1, Lot 49 - \$47,500



Sec 1, Lot 50 - \$39,000



Sec 1, Lot 97 - \$33,900



Sec 2, Lot 10 - \$48,500



Sec 2, Lot 35 - \$45,000



Sec 3, Lot 90 - \$105,000



Sec 4, Lot 87 - \$59,999



Sec 5, Lot 54 - \$47,900



Sec 5, Lot 55 - \$47,500



Sec 5, Lot 110 - \$20,500



Sec 5, Lot 178 - \$24,500



Sec 5, Lot 387 - \$32,500



Sec 6, Lot 74 - \$15,000



Sec 7, Lots 61 & 62 - \$69,900



Sec 7, Lots 136 - \$69,900



Sec 10, Lot 80 - \$18,000



Sec 10, Lot 133 - \$14,000



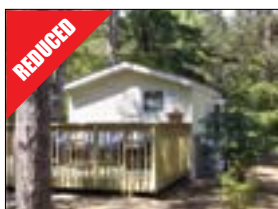
Sec 10, Lot 200 - \$60,000



Sec 11, Lot 14 - \$15,000



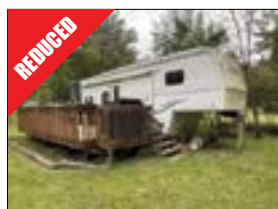
Sec 15, Lot 30 - \$57,500



Sec 15, Lot 131 - \$55,000



Sec 16, Lot 211 - \$89,900



Sec 17, Lot 96 - \$24,500



Sec 21, Lot 16 - \$15,000



Sec 21, Lot 96 - \$24,000



Sec 21, Lot 149 - \$23,500



Sec 21, Lot 272 - \$59,999



Sec 23, Lot 30 - \$70,000



Sec 23, Lot 92 - \$37,500

Sec 2, Lot 162.....CONTINGENT
Sec 3, Lots 31&32.....CONTINGENT
Sec 5, Lot 102.....SOLD
Sec 5, Lot 138.....PENDING

Sec 10, Lot 24.....SOLD
Sec 10, Lot 211.....CONTINGENT
Sec 13, Lots 36 & 36.....CONTINGENT
Sec 16, Lot 197.....CONTINGENT

Sec 24, Lot 25.....PENDING
Sec 26, Lot 15.....SOLD
Sec 26, lot 147.....SOLD
Sec 27, Lot 34.....PENDING

Sec 28, Lot 28.....PENDING
****Property status is as
of Oct. 6, 2022****

**Thinking of
selling?
Give one of
our agents a
call!**



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Sublette, IL 61367



Sec 23, Lot 195 - \$20,000



Sec 23, Lot 196 - \$20,000



Sec 24, Lot 110 - \$100,000



Sec 26, Lot 215 - \$56,000



Sec 27, Lot 145 - \$53,000



Sec 29, Lot 234 - \$38,500

Commercial Listings



**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.

Land to Build On



**917-919 Missouri Dr., Dixon
\$15,000**



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



**00 Liberty/Prospect St.,
Arlington \$20,000**



**707 Mississippi Dr., Dixon
\$4,900**



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

**Thinking of selling?
Give one of our
agents a call!**

Park Model and Trailer Only



Beautiful 1997 Skylark Park Model. This model has had a new roof, New hot water heater, and new toilet, all within the last 6 months. Call to schedule a showing today. You will be responsible for tow and set-up on your lot.

\$27,500



1998 Jayco 30th Anniversary edition 30 foot travel trailer. Solid wood cabinets, queen bed in front and bunk beds in the back. Couch and dining bench turn into additional beds. Newer tires. Awning, LP tank, A/C and Heat. No slideouts. Relief valve on hot water heater not working. May have arctic package.

\$16,500

Residential Listings



**146 W. Park,
Amboy -
\$134,000**

4 Beautiful lots on a corner in Amboy. This 1/5 story home has been completely remodeled. Features 4 bedrooms, 1 bath, living room with electric wall fireplace and rope lighting around crown molding, first floor laundry, dream kitchen with garbage disposal, pantry and crown molding on ceiling, open room upstairs for enjoyment, 1 car detached garage, central air, heat, roof redone in 2019. Call today for a showing!



**221 N.
Mason, Amboy -
\$129,900**

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.



**205 W. 3rd
St., Sublette -
\$99,500**

Lovely 2 bedroom, 1 bath, ranch style home in Sublette. Move in ready! Located right down the street from a park and close to downtown. This property makes for the perfect starter home, retirement, investment or small family home! Features a beautiful kitchen with appliances and a well-lit cozy living room. The basement is an amazing space to make the perfect man cave or even convert into a 3rd bedroom. Two car garage space offers a work bench. Very spacious backyard! Call today to schedule an appointment.



**18 N. Jefferson,
Amboy - \$49,900**

Calling all Investors for this fixer upper home! Features 2 kitchens, 2 living rooms, 3 bedrooms and 2 baths. Lots of possibilities. Sold AS IS.



**16 W. Wasson Rd.
Lot 160, Amboy -
\$24,000**

Beautifully remodeled 1994 Skyline Mobile Home with 3 bedrooms and 2 full baths, skirting, deck, step to side entrance. Seller added central air (2022), fixed a 1/3 of roof from leak, remodeled master bath with walk in shower, redid bedroom and has a walk in closet, added new cabinets in kitchen.

2031 RICHARDSON RD., AMBOY.....**CONTINGENT**.....\$230,000
635 2ND AVE., DIXON.....**CONTINGENT**.....\$179,900

THE naturalist CORNER

Alyssa Rod, Nature Center Coordinator

Bird migration is starting to finish up as we move into November. A variety of waterfowl have moved back this way for the winter. Ducks like wigeon, pintail, canvasback, redhead, scaup, bufflehead, and golden-eye have made their way into Illinois at the end of October and early November. Ducks are not the only birds; cranes are another that are migrating through in large numbers. There are thousands of Sandhill Cranes in Wisconsin and a few hundred in northern Illinois each summer. All these birds migrate through Illinois into Indiana and can fly as far as Florida for the winter. If the weather is warm during winter, these birds will only migrate short distances if they can find food. Some birds may stop over in our area or along the Illinois River. Many fly over the Chicago area and stop in Indiana at the Jasper-Pulaski Fish and Wildlife Area (Medaryville). In 2021, the largest count day at this location was 28,652 birds on November 23! (Pictures from Jasper-Pulaski last year.)



The Nature Center is now closed for the season, but we look forward to seeing you at Cabin Fever this February! As we move into the winter season, Nature Center staff will be working on creating new programs, displays and exhibits for the 2023 season. Are there any nature topics you would like to learn about at the Nature Center? Please let us know your ideas for new displays, programs, and more!

Beware of Invasive Species! Our focus this month will be on an invasive species of mussel. (If you would like to know more about the difference between invasive, native, and nonnative species, please refer to the April 2022 Naturalist Corner newspaper article.)

Zebra Mussel (*Dreissena polymorpha*) can be found in lakes and rivers. These mussels are an invasive species that take over areas and push out native species. They also create problems with attaching to underwater structures. Zebra mussels are native to lakes and rivers in eastern Europe and western Asia including the Caspian, Black, and Aral Seas and the Ural River. It was introduced to the Great Lakes from Europe in the ballast water of ships in 1986. They spread by livewells, bilge water, boats, and boating equipment. They are currently found along all major waterways in Illinois: the Illinois, Mississippi, Ohio, and Lake Michigan. Thankfully they are not in Woodhaven waters currently.

Why are zebra mussels a problem? They attached to nearly any hard, underwater surface, using glue-like fibers called byssal threads. Areas with large numbers of these mussels may have 30,000 to 70,000 zebra mussels per square meter! They attach to water intake pipes of power plants and water treatment plants, fishing/boat docks, and piers. Millions of dollars are spent yearly to cleanup and repair these structures. Zebra mussels also attach to

NAURE CENTER HOURS
CLOSED FOR THE SEASON

other mollusks which can stop the native species from feeding and reproducing. As many as 10,000 zebra mussels have been found attached to a single native mussel. One female zebra mussel can lay 30,000 to 1 million eggs every year! Zebra mussels are efficient filter feeders, depleting food resources for all other species of native mussels and fish. Zebra mussels are contributing to the decline of native mussels. Currently about 70% of the 29 Illinois native mussels are threatened with becoming endangered. How to identify zebra mussels. Zebra mussels have small, triangular shells with alternating light and dark bands, giving them the 'zebra' name. They grow to 1.5 inches long and the inside of the shell is white.



How do zebra mussels spread? They move with water currents naturally. They can also spread from lake to lake when boats carrying zebra mussels are moved from an infested body of water to one that is not yet infested. They will attach directly to boats or to aquatic plants that become entangled on motors or trailers; they could also be in bait, bait buckets, boat bilge, or livewells. What can I do to help? There are many important measures and while we currently do not have zebra mussels at Woodhaven, we all should follow these easy steps to keep our waters safe for the future and take control of zebra mussel populations to minimize their spread. According to Illinois EPA:

- Inspect boats and equipment for mussels and aquatic plants before leaving waterways; inspect boat motor and trailer for entangled plants, especially around the axle, license plate, and taillights. All mussels and plants found should be removed and thrown into the trash, NOT onto the shore or back into the water.
- Drain all water from the boat, including bilge, transom well, engine cooling system, motor, and livewell before leaving the waterway. Also drain water from all other recreational equipment.
- Dry the boat and trailer in the sun for at least five days. If you are using the boat sooner, rinse off the boat, trailer, anchor, anchor rope, and other equipment with hot (104°F) water or with a pressure sprayer.
- Do not transfer live bait from one waterbody to another. Either throw unused bait into the trash or give it to someone who will use it at the same body of water.
- Visually inspect your boat regularly and pull or wash zebra mussels off.
- Remove docks and floats from the water for the winter to kill attached zebra mussels.
- Discourage zebra mussels from colonizing pipes and pumps by converting to sand filter water intakes and/or by installing filters between the lake and pipe openings and pumps.

If you suspect that you have found zebra mussels in a lake at Woodhaven, let our Lakes Manager know. If you're at another lake or river in Illinois that has not been identified as having zebra mussels, contact the Illinois Department of Natural Resources or Illinois Environmental Protection Agency.

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

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



4/2.....	\$64,900
6/172.....	\$45,000
7/196.....	
10/90.....	\$51,000
15/60.....	\$49,900
15/181.....	\$51,900
24/234.....	



2/202	19/101
3/169	22/70
5/430	23/146
8/26	27/163
10/24	29/7
10/51	29/49
10/110	29/57 & 58
16/16	29/172

1/139.....	\$52,900	11/196-197....	\$30,500
2/76.....	\$115,000	11/308.....	\$27,500
2/123-124 ...	\$69,900	13/110.....	\$11,900
2/156.....	\$23,900	14/5-6.....	\$37,500
2/265.....	\$54,900	14/27.....	\$16,500
3/161.....	\$69,900	15/140.....	\$23,900
5/157.....	\$51,900	15/141.....	\$28,000
5/200.....	\$24,900	16/12.....	\$16,500
5/375.....	\$11,000	16/204.....	\$89,000
5/451.....	\$45,000	17/83.....	\$19,900
5/490.....	\$29,900	17/100.....	\$29,500
6/7.....	\$32,900	17/103.....	\$34,900
6/32.....	\$39,900	17/174.....	\$19,900
6/44.....	\$15,000	17/249.....	\$29,999
6/185.....	\$49,000	17/268.....	\$27,900
7/57.....	\$58,780,000	20/4.....	\$28,000
7/63-64.....	\$49,900	20/10.....	\$29,900
7/205.....	\$13,500	20/37.....	\$26,500
9/43.....	\$75,000	21/268.....	\$36,500
9/129.....	\$19,900	22/137.....	\$69,000
10/82.....	\$18,500	24/95.....	\$28,900
10/91.....	\$11,900	24/262.....	\$27,500
10/97-98.....	\$69,999	25/144.....	\$24,500
10/106.....	\$44,500	26/171.....	\$34,000
10/114-115....	\$47,500	29/5.....	\$28,000
11/113.....	\$49,900	29/153.....	\$32,500
11/176.....	\$20,900	29/393.....	\$24,900

Reduced | Contingent/Pending

Information Last Updated 10/13/22



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Bonita Willis | ePRO, C2EX, Designated Managing Broker