

WOODHAVEN NEWS

MARCH '23 | VOL. 40 NO. 2



**1st Assessment Due:
March 31st, 2023**

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MESSAGE FROM THE BOARD

Greetings Woodhaven Campers,

In this spot you would normally see the Board President's Message from Dan Rossi. But this month, and continuing off and on throughout the year you will see messages from all of your Board of Directors. The hope is that this will allow you to know us better and to hear different messages from different perspectives. This month it is my turn, so allow me to introduce myself: I am Chris Collins, Board of Directors Vice President and ESAC Board of Review liaison.

Not just during camping season, but throughout the year, volunteers donate their time and energy to keep our campground running smoothly and help staff make the decisions and execute the plans to ensure each season and event is memorable. These volunteers are Property Owners just like you. Owners who want to be a part of the things that make Woodhaven Lakes a one of a kind experience in resort camping.

Volunteers serve on the Board of Directors, Boards of Review (Public Safety, ESAC), Committees (Finance, Facilities Planning, Communications, Section Representatives), and finally special committees formed from time to time to address special issues such as rule changes or projects like the splash pad. You as a Property Own-

er are welcome and invited to apply to serve in any of these capacities, and to come observe as committees meet. There are no hidden agendas or secrets to what goes on in running WHL and accurate information is only a speak up sheet, committee meeting attendance, visit to the office, or phone call away.

Every volunteer and staff member at Woodhaven takes the responsibility of serving seriously. We care about Woodhaven and we care about you, the Property Owners. We try to make decisions in a way that accounts for differing opinions, lifestyles, incomes, backgrounds, and so on. Unfortunately, not every decision made or event planned will please everyone, but that is the nature of being part of such a diverse community.

I am proud of what Woodhaven Lakes represents, and I am proud of the staff and volunteers who work so tirelessly to bring it all together for you, our Property Owners. This year take time to slow down, look around, and appreciate what we have in our WHL community, consider volunteering to serve in some capacity, and consider attending a meeting or two to learn about what goes on behind the scenes to make our place so great.

Thanks and have a great season, Chris Collins

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ASSOCIATION OFFICE/ESAC
 Monday-Saturday | 8:30 a.m.-4:30 p.m.
 Sunday | CLOSED

COMFORT STATIONS OPEN:
 3, 9, 17, & 22

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

CLOSED FACILITIES
 Pools/Beach
 Family Center
 Woody's General Store,
 Restaurant, Pizza Plus,
 Nature Center, Bait Shop
 Rec Plex

WOODY'S TRUE VALUE
 Monday-Saturday | 8 a.m.-4 p.m.
 Sunday | 9 a.m.-3 p.m.

LAKEVIEW/LAKESIDE
 Daily | 7 a.m.-Dusk

LAUNDROMAT
 24 hours



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

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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





An Eye Toward the Future

When Rex Shanyfelt started working at Woodhaven in Public Safety, he was 18 years old, fresh out of high school, and his starting hourly wage was \$1.75 per hour. Most of the roads at Woodhaven were still a combination of dirt and gravel. Sunset Lake was under construction and Woodhaven Lake was only in the architectural and planning phase. A gallon of gas was .42 cents and one dozen eggs cost .45 cents. The year was 1974.



After 48 years of service at Woodhaven, Rex Shanyfelt announced his retirement from Woodhaven effective January 31, 2023. Woodhaven has been a huge part of Rex's life, and Rex has been an integral part of Woodhaven's success. We wish Rex well in his future endeavors, from spending quality time with his family to offering more time to his athletes at Joliet Junior College, coaching basketball.



People, both Property Owners and employees, have always been Woodhaven's greatest asset. Rex has certainly set the standard for years of longevity and service at Woodhaven. Despite Rex's recent retirement, several employees remain that are approaching nearly 40 years of employment at Woodhaven, including Tim O'Laughlin, Director of Recreation; Rick Farringer, Director of Public Safety, Rusty Lindenmeyer, Director of Utilities; and Greg Dimmig, Director of Maintenance/Janitorial. In fact, the average tenure at Woodhaven among the department directors, General Managers and

Executive Director is 26.5 years of service. While these long-term employees view Woodhaven through a unique lens and offer unrivaled experience and expertise for Woodhaven-specific challenges, we recognize and acknowledge that Woodhaven's future lies with Woodhaven's younger, less experienced employees.

With that, we believe it's important to continue to lay the groundwork for Woodhaven's future managers and leaders through departmental reorganization and internal promotions. The goal is to provide a foundation that allows for mentorship from current leadership with the opportunity for promoted employees to achieve growth, additional operational knowledge and skills, and deeper understanding and proficiency about Woodhaven.



Greg Dimmig, Woodhaven's current longest-tenured employee, has been elevated to a newly created position as part of the reorganization—General Manager Maintenance Services. This position will allow Greg to coach and offer knowledge and expertise from his 39+ years of experience at Woodhaven to the two departmental directors, along with the Utilities Department, who now report directly to Greg.



Ryan Farley, Director of Maintenance, will be responsible for supervision of Maintenance and Janitorial employees. Ryan has been promoted from his Maintenance Supervisor position, which he served at Woodhaven for the past 12.5 years. Bobby Senn will move from Maintenance Technician I to Maintenance Technician II.



Justin Rodriguez, Woodhaven's Aquatics Manager for almost 8 years, will fill the recently created title of Director of Resources. This position will be responsible for the Resources Department along with oversight of the Nature Center and Bait Shop. Faith Schafer, Woodhaven Lifeguard/Head Guard for four years, will be Aquatics Manager.

Amy Ackert, promoted to General Manager Administrative Services in 2019, has been renamed General Manager of Business Services. With this, Amy will now also be responsible for direct supervision of the managers of both retail operations, including Woody's Service Center and Woody's General Store, in addition to her current duties over the Finance, Human Resources and Administrative Services Departments.

Additionally, although Katie Kwarta's title of RecPlex Manager hasn't changed since she was hired three years ago, the position will transition from part-time to a full-time equivalent position beginning in April. This is like the full-time equivalent positions at the General Store, Restaurant and Janitorial which allow us the flexibility of reducing work hours in those positions during the off-season while maintaining consistency for the staff and Property Owners, and reducing the need to re-hire and re-train those positions every few years.

Our current leadership group, along with their managerial predecessors, and the various volunteer board of directors throughout the years, have always kept a very keen and focused eye toward the future, while understanding and embracing the need for change. That simply explains how Woodhaven has been able to adapt, overcome challenges and remain relevant, productive, and appealing to Property Owners, guests, and employees for more than 50 years. And as us Woodhaven "old-timers" begin moving our retirement funds to the conservative model and thinking about winters spent in warm, sunny places, we truly know Woodhaven will be in good hands when we are gone.

Rules and Regs Review and Updates

The Board of Directors have been reviewing and recommending clarifications and updates to Woodhaven's Rules and Regulations based on staff and Property Owner feedback from the past year. A copy of these recommended changes is included on pages 12-13 of this issue of the *Woodhaven News*. Please take time to review these changes and provide feedback through our Speak Up Sheet Program. Speak Up Sheets can be found on the Woodhaven website, on our mobile app, or picked up at the Administration Office at Woodhaven.

Two of the notable topics the Board has been discussing in regard to Rules and Regulations changes include increasing a single shed size and the use of e-bikes at Woodhaven. Upon your review of the proposed changes, you will notice language has been included allowing a single shed to be 128 square feet in size, up from the previous limit of 96 square feet. Also note, that two sheds are still allowed, but their combined size cannot exceed 128 square feet. You will also notice that there is no mention of the use of e-bike in the proposed changes. The Board of Directors is still discussing and debating this issue, and any potential changes to the R & Rs with regards to this topic will be presented in future editions of the *Woodhaven News*. Again, we welcome your feedback on these issues.

No-No to VRBO

As a Property Owner at Woodhaven, you are issued four passes per lot to enjoy your time and leisure activities with family and friends. Additionally, temporary weekend passes are also available for purchase by Owners when they want to have the occasional family function or party for a larger group than the four issued passes

can accommodate. We understand this is your “happy place” and want to make it easy and convenient for you and your family to enjoy, within the boundaries of the rules. Unfortunately, one aspect that is not allowed, according to Woodhaven’s governing documents, is renting your property. While this is currently not a major issue, we have run into this situation several times over the past several years. It is mostly brought to our attention when another Owner comes across a rental listing on Facebook or one of the vacation rental sites like airbnb or Vrbo. When this occurs, we send the Owner a letter outlining the specific rules that prohibit rentals, along with a request to remove the rental listing. Most often, this notice simply serves as education for an Owner who is unaware of the rental prohibition and the Owner complies and removes the rental listing. Please understand, however, if an Owner refuses to ignore the request and remove a rental listing or continues to solicit a Woodhaven property for rental, it could result in fines and suspension of privileges.

Other News and Notes

- The claims review of the employee theft claim is progressing through the review process. The forensic audit occurring at the direction of the insurance company has moved into the third and final phase of the review process. The first phases have confirmed losses of \$55,300; we have received payment for this amount. The criminal case has been continued and extended to a pretrial date in April.
- Woodhaven Maintenance Staff, along with Wolber and Sons Excavating, are well into the process of removing trailers, park models, sheds, decks, and debris deemed a nuisance by the Board of Directors. The nuisance abatement process gives the Board authority to remove personal property items from Woodhaven lots at the Property Owners expense in extreme situations where the Property Owners either refuse or cannot comply with repeated requests to bring the properties into compliance. This also often happens to properties that have been abandoned, where an owner passes or walks away, and there is no successor for the Woodhaven property. These properties must be determined to be uninhabitable or infested beyond the point of repair for the process to be initiated.
- A deer count, using the same format applied last year by the USDA, was completed by staff members during the evening hours of January 18, 2023. The count was completed in about 2 ½ hours by two, two-person teams. Total deer counted was 234, which is 34% higher than last year’s count of 163. Based on a correction factor of 15%, Woodhaven has 103 deer per square mile according to the recent count, compared to 77 deer per square mile on last year’s count. Future plans are to conduct a second deer count by staff at a different time of day.
- This past fall, a leak was discovered in a pipe underneath the deck at Pool 2. The leak will be repaired in-house by Maintenance this winter and early spring, which will require a small portion of the concrete deck to be removed and re-poured.

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WOODY SAYS.....



Think Spring!
If you are planning on lot improvements this season, contact our ESAC office for permits and information.

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 Spring Clean Up | Fall Clean Up

815-671-1542 | gls8794@icloud.com



Please Call for an Appointment

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

Sunday | CLOSED



815-849-5476

Last updated:
2/9/2023

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

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

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 - 3-Season & 4-Season Rooms
 - Covered Porches

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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. **\$189,900**



Amboy

This home is meant to be loved without a doubt. Live in it and love it yourself or rent it to someone else to love. You'll love the open kitchen, dining, living room floor plan, the 2 bedroom 2 bathroom configuration, walk in closet, and the full basement which you could finish! The updated features in the kitchen and bathrooms are nothing short of lovely including the newer appliances. Updated flooring, trim and colors will melt your heart too. Leave the laundry in the basement or hook it back up upstairs. You're sure to love the nice yard and peaceful neighborhood. Your car and toys will love the roomy two car garage. We'd love to show you more, so call us today for a private showing. **\$144,900**



Compton

This listing offers a cozy 3 bedroom 1.5 story home on a corner lot. Great starter home or investment! Newer furnace, AC and metal roof installed. Also included with the home is a detached concrete block building. **\$96,000**



W. Brooklyn

This charming home sits on a corner lot closely located to downtown West Brooklyn. The home offers 4 bedrooms with the master bedroom on the first floor and a one car detached garage. Recent updates include new flooring and paint throughout the home and the bathroom updated. The front porch and backyard also offer great space for spending time with friends and family or just enjoying the fresh air. Call for a showing today!

\$124,000

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

The following actions were taken or reported by the Board of Directors at their December 13th, 2022 Meeting. *Full meeting minutes were posted to the Members tab on our website after approval at the January 10th meeting.*

1. Motion was made to approve the November 14, 2022 – Board of Directors’ Meeting Minutes with the following corrections:
D) Executive Session: add “Laura made a motion to move back into the regular Board Meeting. Chris seconded. Motion passed unanimously.”
G) Committee Reports, 2. Facilities Planning: insert the words “of 11-10-22” after the word “memo.”
New Business, Misc.: change “Jeff” to “Randy” updated the Board on the abatement project. Motion passed with 6 ayes and 1 abstention.
2. Motion was made to approve the November 14, 2022 – Board of Director’s Executive Session Minutes. Motion passed with 6 ayes and 1 abstention.
3. Motion was made to suspend Above Ground Contractor from acquiring any Class 1A permits for 6 months beginning December 26, 2022, and then a one-year probation will follow. Motion passed unanimously.
4. Motion was made to approve the recommendation to uphold the first citation for Section 5 Lot 482 for violation of Article III A, (4), (6) & (7) of the Declaration of Covenants and Restrictions with a fine of \$150 and restricted use of the Campsite to days, 6:00 a.m. to 10:00 p.m., for 183 days beginning December 13, 2022. Motion passed unanimously.
5. Motion was made to approve the Resolution Approving the 2023–2024 Assessments for \$1,495 for lots with sewer service and \$1,375 for lots without sewer service. Motion passed unanimously.
6. Motion was made to approve the Resolution for the 2023 – 2024 Distribution of Surplus Funds by redistributing 100% of the surplus of \$10,577 and allocating this balance to the Association’s reserve funds. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their January 10th, 2023 Meeting. *Full meeting minutes were posted to the Members tab on our website after approval at the January 23rd meeting.*

1. Motion was made to approve the December 13, 2022 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the December 13, 2022 – Board of Director’s Executive Session Minutes. Motion passed unanimously.
3. Motion was made to change the February 14, 2023, Board of Directors’ Meeting to Thursday, February 16, 2023. Motion passed unanimously.

THE COMMUNICATIONS COMMITTEE
...reminds Owners to contact ESAC for any lot improvements.
...reminds Owners those passes left at the gate last year are now at the Association office.

The following actions were taken or reported by the Board of Directors at their January 23rd, 2023 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the February 21st meeting.*

1. Motion was made to approve the January 10, 2023 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
2. Motion was made to move item D. Executive Session after item J. Member Business from the Floor. Motion passed unanimously.
3. Motion was made to adopt the proposed changes to the Rules and Regulations for publication in the *Woodhaven News* with a change in the shed height from 9’ to 9’ 6”. Motion passed unanimously.
4. Motion was made to table the discussion of eBikes until the next Board of Directors’ Meeting. Motion passed unanimously.
5. Motion was made to approve the Resolution Amending the Wage and Compensation Plan. Motion passed unanimously.
6. Motion was made to approve the LP Tank Storage Project with Arrow Tank and Engineering Company for a not to exceed cost of \$175,000. Motion passed unanimously.
7. Motion was made to approve the purchase of two 2023 Chevy Colorados from Vaessen Brothers Chevrolet for a cost of \$74,817 with a not to exceed total cost of \$85,417 for the additional equipment needed for these vehicles. Motion passed unanimously.
8. Motion was made to approve the card reader bid from Amusement Connect, LLC for a cost of \$14,856 plus tax. Motion passed unanimously.

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jmbakerins@gmail.com

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. Board meeting agendas will be posted to Facebook prior to each meeting.

MARCH

14th	Board of Directors' Meeting, NIU Conference Center	7:00 p.m.
18th	Section Reps Meeting, Woodhaven	9:30 a.m.
20th	Finance Committee Meeting, via Zoom	7:00 p.m.
27th	Board of Directors' Meeting, NIU Conference Center	7:00 p.m.

APRIL

11th	Board of Directors' Meeting, NIU Conference Center	7:00 p.m.
15th	Communications Committee Meeting, Woodhaven	8:00 a.m.
15th	Section Reps Meeting, Woodhaven	9:30 a.m.
24th	Board of Directors' Meeting, NIU Conference Center	7:00 p.m.

MAY

6th	Facilities Planning Committee Meeting, Woodhaven	11:00 a.m.
20th	Communications Committee Meeting, Woodhaven	8:00 a.m.
20th	Finance Committee Meeting, Woodhaven	8:00 a.m.
20th	Section Reps Meeting, Woodhaven	9:30 a.m.
27th	Board of Directors' Meeting, Woodhaven	9:00 a.m.

*Meeting Location: Northern Illinois University
Naperville Conference Center
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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: _____



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: \$ _____

ESAC CITATIONS - DECEMBER

Sec/Lot	Violation
2/32	Shingles missing from shed; shed door not closing
2/103	Open at top of shed door; RV seam open
2/206	Canvas not removed; building materials – blocks, lumber
2/224	Flex line not connected to sewer inlet
3/20	LP directly under window AC; exposed wire by RV
3/118	Exposed wire on RV cord
3/139	Hole in deck; exposed wire under deck; exposed wire by shed
4/152	No permit for screen room; canvas not removed by 12/1
5/62	Canvas not removed from portable overhead by 12/1
5/109	Building materials – chicken wire, lumber
5/200	Canvas not removed from portable overhead by 12/1
5/223	Tape on RV door; RV service door not secure
6/1	Material on room soffit not secure; RV seam open
6/31	No gasket at flex line/PVC sewer inlet connection
6/78	Canvas not removed from portable overhead by 12/1
9/35	Hole in shed roof; shed wall separating; inap. storage
9/111	Gas powered boat not removed by 12/1
10/105	No permit for gravel; patio less than 5' from line; bldg materials
10/146	Permit to install windows expired; wood enclosing screen room
13/56	Cover over RV cord/ext cord not weather tight; bldg materials
13/70	Extension cord plugged into outlet on shed
14/88	Screen room skirting not set/mismatched; shed trim missing
15/52	Canvas not removed by 12/1; gas powered boat on lot after 12/1
17/16	Canvas not removed from portable overhead by 12/1
17/65	No permit for port. overhead; canvas not removed; tape on RV
17/210	Shingles missing from shed roof
17/262	Rotten wood on shed; shed door not closing; bldg materials
19/19	Building materials – lumber; fire pit blocks
19/29	Canvas not removed by 12/1
19/34	RV roof air conditioner cover damaged
20/4	Timbers lining rear property line
21/26	Registration on van expired 7/31/22
21/96	Open in RV skirting; retaining wall deteriorated
21/162	Permit for room expired; exterior of room not completed
22/123	Exterior sink not connected to sewer inlet
23/73	Exposed wire at light
24/143	Patio permit expired-180 days; bldg mat – blocks, bricks
24/240	Building materials – concrete blocks
24/245	RV awning damaged
26/126	Rotten wood on room; hole in shed; hole in overhead; bldg mat
26/152	Flex line not connected to sewer inlet; gravel over line; bldg mat.
27/41	Exposed wire between deck and conduit
27/121	Locker less than 5' from line; bldg materials –plywood, lumber
28/72	Miscellaneous building materials under room
29/10	Damaged trim on shed
29/41	Damaged siding on RV
29/107	Tape on skirting; skirting damaged
29/170	Gas powered boat not removed by 12/1
29/224	Fire pit in out lot
29/258	Roof soffit open/damaged; screen door damaged; exp registration
29/373	No gasket at flex line/sewer inlet connect; no face plate in NEMA box

ESAC CITATIONS - JANUARY

Sec/Lot	Violation
1/50	Rotten wood on shed; tape on RV window; RV awning damaged
2/57	Permit to repair seawall expired; ground behind seawall eroding
2/104	Spray foam on room; broken window on room; broken RV vent
2/140	RV/deck less than 15' from front; no glass on room; bldg material
2/152	No permit for dog run; dog run less than 7' from side; bldg mat
2/206	Building materials – blocks, lumber, deck blocks
2/279	Over 400 sq ft enclosure-screens not removed from overhead
3/118	Exposed wire on RV cord
3/175	Building materials – railing, lumber
4/96	Wood and blocks on RV roof vent
4/99	No permit for portable overhead; overhead damaged; ext cord
5/85	Hole/rotten wood on shed; exposed wire into shed
5/116	No permit for locker; hole in deck; bldg mat-deck boards, spindle
5/200	Canvas not removed from portable overhead
5/203	RV seam open; RV/room connection open
5/204	Building materials – lumber, lattice
5/292	Rotten wood on firewood containment and shed; no face plate
5/323	Permit for RV not complete – needs survey
5/344	RV permit complete – needs title; RV less than 15' from front
5/374	Extension cord plugged into outlet on RV; damaged deck railing
5/377	Broken window on RV
5/486	Siding missing from room; room roof/wall separating
5/506	Flex line not connected to sewer inlet
6/1	Room soffit damaged; RV seam open
7/42	RV roof/siding damaged; broken RV window; damaged antenna
7/105	Extension cord plugged into room; wood pile lining lot
7/196	Permit for RV not complete – needs title/bill of sale
7/197	Railing missing from deck; broken window on RV; RV seam open
8/66	Permit for RV pad not complete – needs survey
9/35	Hole in shed roof; front wall of shed separating; inapp. storage
9/111	Gas powered boat on lot – needs removed 12/1-3/1
10/80	No face plate in meter box; bldg materials – railroad ties
10/91	Wood covering meter box; rotten wood on shed; shed side open
10/105	No permit for gravel; patio less than 5' from 105/106 line
10/109	Tarp over RV (since 10/2021)
10/141	Building materials – siding, lumber, RV awning, metal pcs
10/142	Open area at bottom of shed door
10/196	Wood covering RV compartment door; shed door screwed shut
11/203	Shed roof damaged; rotten wood on shed; shed door not closing
11/273	RV cord buried; shed/room roofs deteriorated; rotten wood
12/3	Shed roof deteriorated; hole in shed door; door not closing
12/36	Tape on RV roof air conditioner
12/63	Shingles missing from shed; rotten wood on shed; hole in shed
13/57	Outlet on RV not secure

Sec/Lot	Violation	Sec/Lot	Violation
13/88	Broken window on room	26/240	Roof built over RV tip-out
14/29	Exposed wire at NEMA3; damaged shingles on shed; rotten wood	27/46	Cover on RV roof A/C damaged
14/57	Exposed wire at A/C; bldg materials – steps, plywood	27/59	Broken window on RV; inapp storage – refrigerator, piano
14/78	Cement for deck supports over 3” above grade; broken RV vent	27/85	Locker 12’ from front line; exposed wires under overhead
16/17	Exposed outlet on RV; bldg materials – lumber; inapp storage	27/119	Building materials – lumber, particle board
16/93	Flex line damaged; building materials – metal pipes	27/166	Fire pit over 12 square feet
16/94	Building materials – lumber, plywood	28/34	Deteriorated shingles on shed roof
16/119	Broken vent on RV; building materials – particle board	28/42	Shed roof deteriorated; rotten wood on shed; door not secure
16/149	Vinyl on RV door damaged/loose; bldg mat – shingles, lumber	29/5	Exposed wire out of ground; shed roof damaged; bldg materials
16/186	Sewer line separated; rotten wood on deck; RV seam open	29/41	RV siding damaged
17/78	Vinyl covering on RV door not secure	29/107	Damaged skirting around park model
17/94	Flex line not properly connected to RV or sewer inlet	29/109	Fire pit less than 5’ from rear line
17/97	Exposed wire on deck	29/200	Ramp less than 7’ from line; exposed wire; holes in shed
17/175	No permit for portable overhead	29/221	RV seam open; RV skirting damaged; RV A/C cover damaged
17/207	Building materials including blocks; logs lining property line	29/224	Fire pit over property line into out lot
17/262	Rotten wood on shed; shed door not closing; bldg materials	29/258	Room soffit damaged/open
18/9	Building materials – lumber	29/260	Shed less than 5’ from rear line
18/35	Building materials – blocks, plywood	29/314	Material used to repair RV roof air conditioner unacceptable
18/75	Registration on truck expired 8/31/22	29/373	No gasket at flex line/inlet; no face on plate in NEMA3
19/19	Building materials – lumber, fire pit blocks		
19/29	Canvas not removed from portable overhead		
19/32	Culvert over the 32/33 property line		
19/33	Open in face plate of meter box; rotten wood on overhead		
19/34	Damaged cover on RV roof A/C		
19/93	Hole in PVC line at sink		
19/106	RV less than 7’ from 106/105 line		
20/4	Timbers lining rear of property		
20/5	RV seam open; open around shed door; bldg mat – blocks		
20/35	No permit for gravel; broken window on RV; bldg mat-siding		
20/68	Building materials – blocks, steps, gravel		
20/71	RV seam open; building materials – blocks		
21/150	RV cord plugged into extension cord; inapp storage – LP tanks		
21/162	Room permit expired – 180 days; exterior not done; bldg mat		
21/184	Building materials – plywood, lattice		
21/204	Overhead supported by shed soffit; room exceeds 12’		
22/44	Damaged shingles on shed; hole above shed door; bldg materials		
22/172	Open area in face plate of meter box		
23/91	RV less than 7’ from 91/92 line; tape on sewer inlet; no cap on RV		
24/43	No cap on RV port or sewer inlet; no cover on RV vent; bldg mat		
24/100	Interior damage to room		
24/141	Room permit not complete – needs Lee Co fee; RV seams open		
24/240	Building materials – blocks		
24/245	RV awning damaged		
25/93	Shingles on ground around shed		
25/154	Registration on motor RV expired 3/31/22; lights in trees		
26/30	Conduit not secured to meter; RV cord buried		
26/44	No permit for A/C or LP tank; hole in shed; building materials		
26/47	NEMA3 not secured to post; damaged RV siding		
26/157	Hole/damaged shingles on shed roof		
26/239	No permit to refresh driveway		

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	Marian Schuetz	Gregg Swanstrom
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		
Section 14	Jeraldine Elliott	
Section 15	Nancy Jackson	Elaine Ayres
Section 16	Ernest Mitchell	Richard Ziegenfuss
Section 17	Jose Navarro	Darlene Singleton
Section 18	Rosemary Colness	Joanne Lencki
Section 19		
Section 20	Diane Connelly	
Section 21	Todd Moffett	Shaunta Stocking
Section 22	Kathy Brush	Kim Gibas
Section 23	Brenda Kriss	Rita Olsen
Section 24	Laurie Picha	Marisa Chavez
Section 25		
Section 26	Angel Flores	
Section 27	Charlene Hill	
Section 28	Donna Strake Hoffman	
Section 29	Christine Pontrelli	

REGISTERED SEX OFFENDER LIST

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

WELCOME NEW PROPERTY OWNERS - DECEMBER

"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	
1/97	MARTIN GARCIA	AURORA	IL
3/136-7	DAVID J HILL	LEMONT	IL
3/136-7	JEANNE KOENIG	APACHE JUN.	IL
6/32	LAURA L TANNER	PRINCETON	IL
6/74	DANILO & DOLOR INTUD	AURORA	IL
10/33	DONA & MEGAN POWELL	WHITELAND	IN
14/82	JERRY GLEASON	STREAMWOOD	IL
16/12	DAVID STACY	BURBANK	IL
16/12	MONICA ANDERSON	HICKORY HILLS	IL

WELCOME NEW PROPERTY OWNERS - JANUARY

"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	
1/16	JAVIER & MARIA HERRERA	CHICAGO	IL
3/126	FERMIN HERNANDEZ	CHICAGO	IL
5/365	CYNTHIA SANDOVAL	STREAMWOOD	IL
11/131	CRAIG SEIP	BURNHAM	IL
15/154	RICHARD & LISA STACY	OAK LAWN	IL
16/116-7	SAMUEL PAVESICH	CRETE	IL
21/96	MARK CUMMINGS	CHICAGO	IL
23/111	RONALD & HEATHER DEBUAN	BATAVIA	IL
26/9	PATSY GLEIM	MENDOTA	IL



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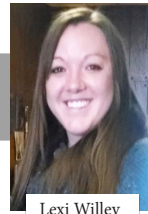
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Our Family Protecting Your Family

Taxes vs Assessments

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

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

ANNUAL ASSOCIATION ASSESSMENT

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

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

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

PROPERTY TAXES

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

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

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

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

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



Proposed Changes to Rules & Regulations

The staff and Board have reviewed several sections of the Rules & Regulations over the last several months and are proposing changes to provide better clarification to the documents. Language proposed to be eliminated will appear with a strikeout, while new language will be shown in red.

Please keep in mind; this is a draft document subject to further changes right up to the time of adoption.

Property Owners wishing to comment on the proposed changes may do so in writing, either in a Speak Up Sheet or simply sending an email through www.woodhavenassociation.com; or mail it to: Woodhaven Association, P.O. Box 110, Sublette, IL 61367. As a Property Owner you may comment directly to the Board of Directors under Member Business from the Floor during a Board Meeting.

Article IV. Recreation Facilities

Section 8. Retaining Walls

- A. In constructing a retaining wall to hold back soil, acceptable materials are treated lumber, cement block, vinyl, and composite material.
- B. Walls exceeding 4 feet in height will require design plans from a registered engineer or architect.
- C. Walls must not be built within the designated easement space of any Campsite.
- D. **The minimum setback for a retaining wall shall be 5' unless constructed for a driveway. Retaining walls when constructed for a driveway shall be subject to Class II Permit driveway setback requirements.**

Article VII. Land Usage and Construction Guidelines Regulating Lot Owner Improvements

Section 3. Improvement & Permit Classes (03/22)

- A. Permits. The placement of any recreational vehicle (RV) or the commencement of construction or structural alterations of any improvement described in this Code shall be prohibited unless proper required Woodhaven and Lee County permits have been issued.

1. Permits by Class

Class I-A (Lee Co. Permit Required)	Class I-B	Class II	Class III
Overhead Structure (1) Room Enclosure (1) Integral Connecting Roof (1) Storage Shed (100 sq. ft. and over)(1)	Travel Trailer (2) Wood Deck RV Pad Staircase Porch Ramp Retaining Wall Seawall (setback does not apply)(5) Park Model RV (2)	Antenna (fixed) Bridge *Dog Run/Kennel **Driveway **Parking Pad Fire Pit Fireplace Firewood Containment HVAC LP Tank Patio Pond Spa/Hot Tub Trellis *Raised Walkway Roof Replacement Satellite Dish(fixed) Storage Shed (less than 100 sq. ft.) Storage Locker *Temporary/Portable Screen Rooms/Overheads Terrain Modification Utility Extension Walkway Wastewater Holding Tank RV Modification	Additional Tents 2nd RV Demolition (4) Mowing (3) Tree Removal Yard Sale

- (1) Lee County Permit Required
- (2) Requires Certificate of Title
- (3) Requires neighboring PO agreement
- (4) Requires means for disposing material
- (5) Requires signed license agreement
- * Requires 7' side & rear setback and 15' front setback
- ** Subject to 1' side setback

2. A permit is needed when
 - a. making repairs.
 - b. replacing or modifying a roof.
 - c. modifying windows, doors, siding, tip outs, slide outs, or any exterior element of an RV.
 - d. Any modification must conform to current RV standards and/or practices for the RV type being modified. No permit is needed for other RV repairs provided the repair is intended to maintain the RV in "as was" or original condition.
 - e. **Repair or replacement materials must match or be comparable to existing materials. New wood must be painted or stained to match existing wood.**
3. Applications that are properly completed, accompanied by plans, and an accurate setback diagram that are found to comply with the Code shall be approved within 3 business days and a permit issued upon Lee County fee payment (if required). **All boundary pins must be present and in good repair prior to approval of any Class I permit. Missing or questionable boundary pins must be replaced or verified by an Illinois Registered Land Surveyor and a copy of the surveyor's report must be on file with the ESAC Department to approve a Class I permit.**
4. Work permits are valid for a period of 180 days from date of issuance of the permits. Work authorized by permit, but not substantially started within 90 days, shall require a new permit. An extension of the permit, if the work is not completed within the 180 days given, may be issued by the Code Enforcement Officer upon receipt of a compliance agreement. **Demolition permits are valid for 30 days from the date of issuance. The demolition and removal of all debris must be completed within 30 days from the date the permit is issued.**

Section 6. Allowed Structural Improvements

All work performed shall be done in a workmanship like manner, *Refer to Policy 08-200-0220 C 4.*

A. Storage Building (Shed)

1. Shall be constructed on a level base with a floor designed to allow the shed to be easily relocated.
2. Shall have a roof pitch of not less than 3 inches per foot of rafter span, covered with a generally accepted roofing industry material, in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
3. Shall not exceed ~~96~~ **128** square feet, nor may it exceed a height of **9'6"** measured from the **base shed floor** to the **highest point outside peak** of roof. Gable and roof extensions may not exceed 12 inches.
4. **Storage sheds 100 square feet and over require a First Class Permit and must meet First Class Permit setback requirements. A Lee County Permit is also required.**
5. ~~A second~~ **A maximum of two storage** sheds may be permitted on a Campsite, with the following provisions:
 - a. ~~A total of 128 square feet consisting of no more than~~ **The two (2) shed structures cannot exceed a total of 128 square feet combined.**
 - b. The two (2) structures are not joined in any manner and do not share any common components, i.e. roof, wall, floor, etc.

D. Room Addition (Enclosures)

1. The maximum allowable area of room addition (enclosure) is 400 square feet composed of no more than 2 separate structures. First Class Permit is required.
2. Enclosure must not have any plumbing, sanitary or cooking facilities installed at any time.
3. Enclosure is permitted for use only as a supplement to an approved recreational vehicle.
4. Enclosure shall have a minimum of one (1) door exit located and arranged to provide a means of unobstructed travel to the outside of the structure. If an addition is divided into two (2) rooms, the room which does not have an exterior door to the outside shall have an alternate exit, with an unobstructed opening of at least 5.7 square feet with width not less than 20 inches, height not less than 24 inches, the bottom of the opening not more than 44 inches above the floor. The latch mechanism of any required exit facility shall be operable from the inside without the use of tools, keys or special effort.
5. Enclosures shall have a minimum glass or screen area for each exterior wall, except the wall adjacent to the RV, if within **3' 4"** of the RV **provided the RV covers a minimum of 50% of the wall.** Glass/screen area is determined by measuring the length of the wall multiplied by .725. Window placement must allow for the maximum amount of light into the structure and possible second escape route. ~~The calculation for the length of the wall will be reduced by the width of the door opening.~~ **The calculation for the length of the wall will be reduced by the length covered by the RV if over 50% of the wall is exposed.** In the event multiple walls or angles apply, a directional view will be used to determine the wall's length.
6. Enclosure may be constructed, covered, and roofed with any generally accepted industry material in accordance with the manufacturer's intended purpose and installation instructions. Manufacturer's specifications may be required for permit.
7. The structure shall not exceed 12', measured from floor to roof peak.

K. Portable/Temporary Screen Rooms/Overheads (See Definitions)

1. A Class II permit with Class I setbacks is required. Portable/Temporary Screen Rooms/Overheads placed on a property must maintain a Class I setback from the property lines, ie.; fifteen (15) feet from the front and seven (7) feet from the rear, right and left side lot lines.
2. A portable/temporary screen room or portable temporary overhead may not exceed a total of 200 square feet on any Campsite.
3. Portable/Temporary Screen Rooms/Overheads are permitted from March 1st to November 30th and must be removed from December 1st to the end of February. The framework may remain; however, fabric tops and/or roof are to be removed.
4. A portable/temporary screen room may not be used when a deck overhead has been temporarily/permanently enclosed with screens.
5. **Portable/Temporary Screen Rooms may only be enclosed with screens. Canvas sides must be retracted when not in use or when the property is not occupied.**

Section 7. Non-Structural Improvements

Paving Materials. The use of poured concrete, asphalt, and other non-porous paving materials is prohibited. Only porous materials will be permitted.

D. Patio

1. Shall be at grade level.
2. Maximum area of 400 square feet.
3. Constructed of gravel, patio blocks, brick, wood, or other materials approved by the Board of Directors. Note: when using patio blocks, blocks are to be limited to 18" x 18" in size. Sand or other porous material may be used to fill the cracks between blocks or bricks. Under no circumstance is concrete or other material to be poured or placed to create an impenetrable patio slab.
4. **Framing for wood patios must be on the ground. If any portion of the structure is above grade level, the entire structure will be considered a deck.**

Article VIII. Utilities

Section 13. Electrical Applications

Compliance with ComEd and NEC requirements for electrical applications, extensions, upgrades and repairs are the responsibility of the Property Owners and/or their contractors. At their sole discretion, the Association may consult with 3rd party contractors to determine compliance.

- A. All exterior switches, outlets, and connections shall be installed in weather tight manufactured boxes. **Fixtures must be secured to a post and set at a minimum of 18" above grade.**

MARCH

MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
				1		2		3		4		5	
FEBRUARY M T W Th F S Su 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28													
6		7		8		9		10		11		12	
												DAYLIGHT SAVING TIME BEGINS	
13		14		15		16		17		18		19	
		Board of Directors' Meeting 7pm NIU Conf. Center						ST. PATRICK'S DAY		Section Rep. Meeting 9:30 am Woodhaven			
20		21		22		23		24		25		26	
27		28		29		30		31					
Board of Directors' Meeting 7pm NIU Conf. Center								1st Assessment Due		APRIL 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			



RECREATION & ACTIVITIES

Registration is now open for the 2023 market season! We are looking forward to being able to host a safe and fun event for all! The dates for the 2023 season will be:

Sunday, April 30 – Spring Fling Weekend

Sunday, May 28 – Memorial Day Weekend

Sunday, July 2 – July 4th Weekend

Saturday, August 5 – Main Event Weekend

Sunday, September 3 – Labor Day Weekend

Sunday, October 8 – Fall Fest Weekend

We will accept registrations for the Open Air Market on a first come, first served basis until the spaces have been filled or until the registration deadline, Monday two weeks before the event. Registration can be done online for all the events at: <https://woodhavenassociation.com/open-air-market-info/>

The Open Air Market will take place in the same location, on the flat, shady area near the horseshoe pits. In this area, the only bathroom access available is handicapped accessible porta-johns. Rec Plex bathrooms are over 100 yards away. Please keep this in mind when registering for the Open Air Market. As always, vendors must purchase enough booth space to accommodate their vehicles and/or trailers. There are no preferential spots for those with large trailers, and we encourage vendors to keep this in mind when sending in their registration form.

If you are selling items through a multi-level marketing company, please note we do not limit the number of vendors per show; there is a potential for multiple vendors from the same company. We would like vendors' help in continuing to focus on the efficiency of our Check-In process. We need to make sure those vehicles that are dropping off supplies and parking elsewhere are not blocking the access path while they are unloading. Vendors must please be aware of their vehicle, so that our Check-In process can continue while they are unloading.

CHILDREN'S EASTER EGG HUNT

SATURDAY, APRIL 1ST

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

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lorierbes@gmail.com



**Marcia
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Broker
815-582-2381
mkosowski@
erbesrealty.com



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



Lisa Maher,
Broker
779-459-5472
lisamaher@
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Sec 2, Lot 10 - \$43,000



Sec 3, Lot 90 - \$99,000



Sec 5, Lot 16 - \$38,000



Sec 5, Lot 110 - \$18,900



Sec 5, Lot 156 - \$42,000



Sec 5, Lot 157 - \$27,000



Sec 5, Lot 178 - \$18,500



Sec 5, Lot 387 - \$32,500



Sec 5, Lot 405 - \$55,000



Sec 5, Lot 428 - \$35,000



Sec 5, Lot 457 - \$89,900



Sec 8, Lot 53 - \$39,900



Sec 9, Lot 30/31 - \$88,000



Sec 10, Lot 80 - \$18,000



Sec 10, Lot 133 - \$14,000



Sec 10, Lot 196 - \$64,900



Sec 11, Lot 14 - \$15,000



Sec 13, Lot 100 - \$49,900



Sec 14, Lot 29 - \$43,000



Sec 15, Lot 107 - \$17,900



Sec 15, Lot 131 - \$55,000



Sec 17, Lot 96 - \$22,500



Sec 17, Lot 286 - \$39,900



Sec 21, Lot 16 - \$15,000



Sec 21, Lot 103 - \$89,500



Sec 21, Lot 149 - \$23,000



Sec 23, Lot 166 - \$74,500



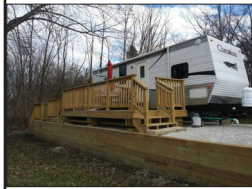
Sec 27, Lot 72 - \$40,000



Sec 27, Lot 145 - \$47,500



Sec 28, Lot 135 - \$34,900



Sec 29, Lot 234 - \$37,500

- Sec 1, Lot 16.....SOLD
- Sec 1, Lot 97.....SOLD
- Sec 3, Lot 244.....CONTINGENT
- Sec 4, Lot 90.....PENDING
- Sec 6, Lot 74.....SOLD
- Sec 21, Lot 96.....SOLD
- Sec 26, Lot 9.....SOLD
- Sec 29, Lot 10.....SOLD

****Property status is as of Jan. 30, 2023****

Commercial Listings



10 N US Hwy 34, Mendota - \$599,900

Great Business Opportunity! Sip n Snack has been in Business for 50 years! Awesome location with lots of traffic and close to Mendota golf course. So many opportunities with this restaurant/bar. Features include: large parking area, 70 KW generator, over \$100,000 in inventory and equipment, pop machine, freezer, fryers, refrigerator, some toy machines, tables, chairs, bar stools, everything you need to start today and so much more. Downstairs seats around 230 and upstairs seats around 70 people. Bar upstairs and down! Private back room for entertaining. 2 updated bathrooms. Beers signs are negotiable. Call for more information and for a showing!

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1922 Tower Road, Sublette, IL 61367



17160 Timber Dr, Sterling- \$467,000

This beautiful brick home is located in a subdivision on 1.9 acre in the country. Features an open stairway in the formal entry way. This meticulously maintained 5 bedroom home has a gorgeous kitchen, dining room and living room. Call today for a showing! Realtor Related--(Seller to find a home of their choice)



704 E. Main St., Amboy - \$165,900

Beautifully updated and ready for new homeowners!! As you enter this home you are welcomed by wood floors throughout, a gorgeous updated kitchen with granite countertops, 4 bedrooms, 1 and 3/4 baths, all appliances included, a full basement, a two car attached garage and a shed for all your tools. Call today for a showing!



323 W. Main St., Amboy - \$130,000

This ranch style home is ready for you to move into! Large back yard with concrete patio to entertain and relax by a fire. Features include 3 bedrooms, 1 bath, all appliances stay, central air and heat, family room in the basement and workshop area. Call today for a showing!



205 S John St., Sublette - \$89,900

Snatch up this historical two story home before it's gone. Great investment or make your own home! Seller started and hasn't finished, but you can finish at this price or ask about it finished at a different price. Features 6 bedrooms, 2.5 car detached garage, new furnace, 2 baths and first floor laundry. Call for a showing today. Property in back is sold. Legal to be determined when survey is done in two weeks! Seller Selling AS IS! Home needs finished or seller has contractors lined up to finish. You can choose! (Ask agent for more info)

799 SEARLS RD., AMBOY.....**SOLD**.....\$190,900
903 S. 3RD ST., ASHTON.....**CONTINGENT**.....\$179,000
18 N. JEFFERSON, AMBOY.....**SOLD**.....\$24,900

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



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

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agents a call!

Commercial Listings



4 W. Division
St., Amboy-
\$109,500

Great 1900 sq ft building on approximately 1/2 acre, that can be used for storage, office or store front. This property is being sold AS IS.

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Stream Restoration Between Sections 8 & 9: Project Update

The progress on the stream restoration project scheduled for fall/winter has been slowed, first, due to a permitting delay and secondly, due to weather conditions. This project is slated to reduce the erosion that has been occurring in this section of the stream over the years. When this project is completed, the amount of eroded material entering Bass Lake from this location will be greatly reduced. The area will be restored with a variety of natural plantings to finish the project.

During the fall period, the contractor had been waiting for approval on a permit that is issued by the Illinois Environmental Protection Agency. This permit is required before the contractor “breaks ground” on the project. While waiting for final approval on the permit, the contractor removed trees that would hinder the project once restoration work began. Final approval on the permit came in early January.

Weather has not been conducive for work to proceed since the beginning of the year. Mild temperatures and rain have hindered work. This area is low, so moisture and lack of cold temperatures have prevented frost from firming up the ground. This area holds any moisture that falls especially in the form of rain and snow melt. As it stands, the contractor is waiting on conditions to firm up the ground so that the work can proceed. We are looking for colder temperatures so that ground conditions are conducive for work to begin.



Figure 1 shows tree removal work in project area conducted in late December 2022.



The meandering stream within the area outlined in orange is the area where stabilization work will take place. The red

“Conservation is getting nowhere because it is incompatible with our Abrahamic concept of land. We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.”

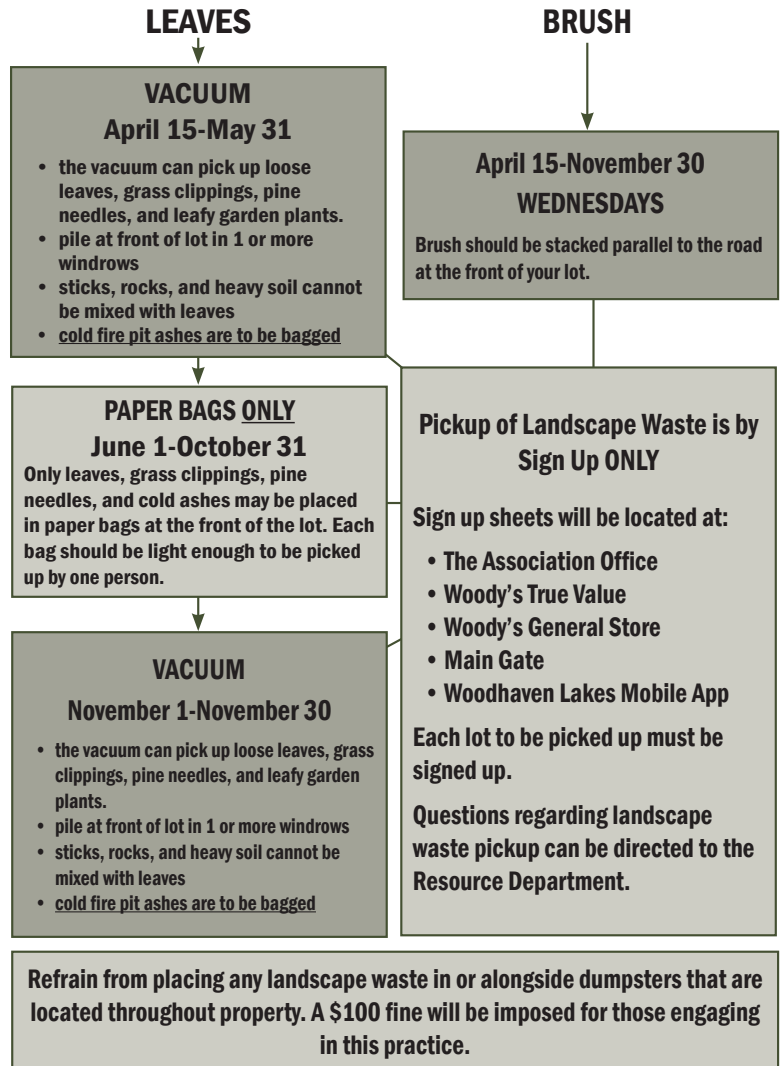
— Aldo Leopold

Watercraft Picked Up At Storage Areas

Several watercrafts remained on lake storage areas as of December 1. These were picked up and placed in storage until owners come forward to claim them. Rules and Regulations state that watercraft must be removed from common areas and designated lake storage areas by December 1. Letters were sent out to those with proper identification, unfortunately not all had identification as required. If you know that you left your watercraft at a storage area or in a common area without identifying numbers, please contact me at the number below. Owners will be required to pay a \$20 pickup fee as well as \$5/month storage fees to claim the watercraft. If you have questions or know that you did not pick up your watercraft, please contact the Resource Department at (815) 849-5209 extension 305.

Designated lake storage areas are on a first come basis beginning March 1. Remember to have your section/lot numbers on the outside of the watercraft being stored. Watercrafts are to be removed each season by December 1.

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE





The Florida Goodtimers got together at the Ford Garage in Lutz, Florida. Good friends and good food. Thank you Bob Gifford for organizing the luncheon

Attending were: Bob and Sharyn Gifford, Norm and Phyllis Sippel, Shonna and Larry Carroll, Toni and Rich Zigenfuss, Mary and Neil McGrady, Jack, Carol and Kathy Kmiecik, Bill and Kate O Reilly, Steve and Janette Bell, Mary Scheirich and Irene Vilc, Carol and Tom Soltis, Pixie and Jim Koenig, Ken And Roberta Burmeister, Dennis and Robin Filipiak, Art Dyon, Santos and Sivia Gomez.

Thanks everyone...you all made our get together a great time. See you in the summer at our Happy Place...Woodhaven Lakes



Wait for it...

Keep an eye out for
more information
coming in April!!

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2023 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



Fun in the snow - Foemmel Family

While we do not monitor social media activity, we do hear through the grapevine when our office is mentioned in posts. Below are some of the issues that have been brought to our attention:

“ESAC is at it again.” “ESAC must be bored.” These statements have been posted on social media when a Property Owner has received a notice of violation on their property. The truth is, ESAC performs lot inspections year-round. We are not performing inspections because we are bored or have nothing else to do. Simply put, that is our function. Our inspections are typically the result of a previous notification, an open permit or a pinning inspection on either your lot or a neighboring lot.

“What do you expect me to do about this in the middle of winter?” “Why do you send notices in the middle of winter when you know Property Owners are not coming out?” Again, the ESAC Office operates year-round. It is true that many Property Owners don’t come out to Woodhaven in the winter; however, many do. It would be impossible for us, not to mention discriminatory, to monitor lots and only cite properties that are used in the winter. The expectation is that the Property Owner will notify our office and advise us of when they will be returning to Woodhaven to address the issues. In doing so, we can work with the Property Owner by giving an extension to comply in a timeframe that works for them and not some arbitrary date determined by our office.

“My lot is one of the nicest ones out there. Why are you nit-picking something so minor?” Just because a property is beautiful to look at, doesn’t mean there aren’t violations on the lot. Basically, a violation is a violation. We do not cite based on the severity of an issue. When an inspector sees a violation, they will typically inspect the entire property to note any and all violations on the lot. We cannot simply look the other way just because the violation is not a major safety hazard.

“I just fixed the violations from the last time and now you have found new ones. Why weren’t these found the first time?” In a perfect world, we would note every issue at one time. Unfortunately, with three full time inspectors some things may be noted by one inspector that were missed by the previous inspector. We understand this can be very frustrating and we do make every attempt to prevent this from occurring.

“Why aren’t you doing something about my neighbor’s run-down property?” These properties are typically going through or have been through the citation process. The citation and abatement process is long and time consuming. Just because you are not seeing improvement on the lot or seeing the property listed in the newspaper, doesn’t mean the ESAC Office is not working on bringing the property into compliance.

“Why are there so many more citations being issued now? Are the new inspectors trying to make a name for themselves?” There is no incentive for our inspectors to issue more citations. Nor would it be within their power to do so. When an issue is found on a property, a letter is generated and sent to the Property Owner. If nothing is done within 30 days or the Property Owner has not called our office to request additional time to correct, a Warning Citation is issued. If, in another 30 days, there has been no correction and no contact from the Property Owner, then a First Citation is issued. At this point, the Property Owner has had a minimum of 60 days to address the issue on the lot without anything being printed in the newspaper and no fine being assessed. The inspectors would have no possible way of knowing which Property Owners would address their issues and which would not. In truth, the citations issued last year were only slightly higher than previous years. While our lead inspector has been with the ESAC Office since its inception in 1985, the other two inspectors have now been in their current positions for at least

three years and are well established in these positions.

Again, the ESAC Office works diligently year round to enforce the Rules and Regulations as established by the Board of Directors. Our goal is not to be punitive and we will do everything we can to work with a Property Owner prior to issuing a citation. Communication with our department is essential to addressing issues prior to a citation being issued. As always, if you ever have any questions, please contact the ESAC Office by phone at 815-849-5209 ext 130 or by email at ESAC@woodhavenassociation.com.



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Things have really changed in the last couple of years, from health-care, to inflation, to a new disc golf course. When 2020 got underway, the real estate market had a vast swing, here at **Woodhaven Lakes Realty** and across the country. Interest rates plummeted and property values soared. With things moving like hotcakes, everyone who had even thought about selling a property jumped to it. Buyers were admittedly paying top dollar, but with the interest rates it didn't hurt too much. Things were moving quickly and available properties were getting scarce. Fast forward to the start of 2023. Available listings are still down, but interest rates have risen. Property values have begun to show an ever so slight decline – but certainly not to pre-pandemic values.

What does this mean for those of you looking for recreational property at Woodhaven? It means you should reach out to **Woodhaven Lakes Realty** to speak to one of their great sales brokers. We have maintained throughout the ups and downs (of recent years and those in the past), and we are consistently here and available to you to answer your questions and assist you through the listing and/or buying process. Giving us a call at **Woodhaven Lakes Realty** will help you put your mind at ease from start to finish.

We are consistently here to help you with as many of the details that you need. Some sellers like to do their homework ahead of time and know what listing details and price to highlight, others may need more specific assistance and we'll be here to work with you

through both scenarios. **Woodhaven Lakes Realty** maintains great relationships with local lenders, contractors and vendors that are often a part of your process, too. Some buyers have a vast familiarity with Woodhaven and arrive to the **Woodhaven Lakes Realty** office knowing exactly what they are looking for and what their family needs. Others set up their initial visit only hearing about us casually in the lunchroom at work, so the first trip through the gate is an awe-inspiring event with lots to learn.

Woodhaven Lakes Realty will ensure all timelines are met, with all parties, that all necessary documents are recorded, funds are distributed appropriately and that your transaction is hassle free. The way we are able to be so effective is that we communicate with our clients up front and get all the details, must have, exclusions and documentation long before we schedule to meet at the closing table. Being sure you have those available and share them with your **Woodhaven Lakes Realty** broker is key to the success of us all.

So, even though there have been a lot of changes in our world in the last couple of years, rest assured that **Woodhaven Lakes Realty** remains the strong, focused and dedicated source for all your real estate needs.

If you have questions about our process, what properties are currently available, or to schedule a one-on-one appointment don't hesitate to call **Woodhaven Lakes Realty** at (815)849-5476.



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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.

THE NATURALIST CORNER

alyssa rod, nature center coordinator

March is the official start to spring with the **Spring Equinox** taking place on Monday, March 20th. The official term is **Vernal Equinox**, the turning point when daylight begins to win out over the darkness. Vernal translates to “new” and “fresh” and Equinox from the Latin aequus (equal) and nox (night).

During March, we start to see changes in nature that show us spring is on the way. Early flowers like crocus, snowdrops, and the native pasque flower start popping up and flowering. Birds start to sing their spring songs. Buds on trees start to grow larger. Snow (mostly) starts to melt away. Waterfowl like ducks and geese are migrating through the area to breeding grounds in Canada.

Take some time this March to go outside and walk a trail through nature. Try finding a few signs of spring while outside. Maybe it's a robin finding a worm to eat, a flower starting to bloom, or a large flock of snow geese flying through the sky. Keep a journal to track when you see these firsts to follow how nature changes from year to year.

Nature Nuggets: Let's take a closer look at local nature!

Woodhaven and Illinois are home to many native species of **maple trees**. Black maple, red maple, silver maple, sugar maple, and boxelder are the core maple trees in Illinois with boxelder, silver, and sugar the most common. Let's take a closer look at one of these trees, the **Sugar Maple**.

Sugar maples are found in almost every county of Illinois, and is native to eastern United States. It is loved for its fall colors that range from brilliant yellow to burnt-orange. It is an excellent shade tree with a mature height of 60-75 feet and 40-50 feet wide. The bark is gray-brown and deeply furrowed. Each leaf has simple five-

lobed, 3-6 inch dark green leaves in pairs (opposite). They do create a small, pale yellow flower in hanging clusters in spring. Seeds/fruit are 1-inch green winged pairs that turn brown when matured. Sugar maples are important for insect pollinators, songbirds, game mammals, and game birds.

Sugar maples are popular during the month of March due to its popularity for creating maple syrup and maple sugar. Spring is the time of most activity when syrup is made and harvesting happens. Sap flow from sugar maples is temperature dependent. When sapwood reaches about 32 degrees F, the sap will start to flow due to pressure buildup within the tree. There are many environmental factors and tree factors that affect the flow of sap and determine if a tree is the right age and size. Sugarmakers will tap the tree, going from tree to tree, drilling holes into the tree and inserting a metal spout into the hole. A bucket is hung below the spout to collect the sap. Depending on the tree, one tap hole can yield around ten gallons of sap during the 4-6 week sugar season.

Once sap is collected, it is turned into syrup. Ten gallons of sap creates about one quart of syrup. Maple syrup is traditionally made in a “sugarhouse” where the sap is evaporated (or boiled down) removing water. It takes forty gallons of sweet sap boiled down to make one gallon of pure maple syrup! The maple sap from the tree is approximately 98% water and 2% sugar. When syrup is finished it is 33% water and 67% sugar. The syrup is then filtered and bottled. Maple sugar candy is also popular and takes one quart of pure maple syrup to make two pounds of candy.

Fun fact: The native Ojibwe people from the Great Lakes area have harvested maple sugar for centuries. It is a traditional dietary staple and can be stored for months without spoiling!



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6/20	\$47,500	15/181	\$51,900
6/185	\$49,000	16/204	\$89,000
7/57-8	\$78,000	17/103	\$30,500
7/205	\$12,500	20/10	\$26,500
9/43	\$75,000	20/37	\$26,500
9/129	\$19,900	21/268	\$36,500
9/178	\$18,500	22/87	\$19,200
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