

WOODHAVEN NEWS

SEPTEMBER '23 | VOL. 40 NO. 8



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PRESIDENT'S MESSAGE



It is amazing how fast the summer is going. It seems like I just wrote the article that Spring Fling Weekend was upon us and here I am talking about Main Event Weekend has come and gone.

We have had a very busy summer so far. A few highlights are:

We were able to recover all the funds from the theft, minus the \$2,500 deductible.

We made 2 major rule changes, the first being the larger size sheds that can be built. We already have multiple people who have taken out permits and have built the larger sheds.

The second change was the rule to allow class 1 e-bikes. It took awhile to get done but so far it has been well received and has transitioned with very few problems. I guess some things are worth waiting for!

I try not to get on my soapbox, but once in awhile I can't help it. We have to remember our summer help staff, which is made up of a lot of high school and college kids, work hard to make our summer better. It is important that our lot owners and their guests treat these young adults with the respect they deserve. As an association we will not tolerate the young people being yelled at or sworn at or disrespected! Do they make mistakes, of course, but aren't we all human and make mistakes. Let's remember, we would not want our children yelled at by strangers so why would we do it to someone else's children.

Ok, soapbox is over.

We have Labor Day weekend; let's all come out and have a safe and enjoyable holiday weekend because before we know it summer will be over!

I look forward to seeing everyone around this Labor Day Weekend.

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FACILITY HOURS - September *facility hours are subject to change*

ASSOCIATION OFFICE/ESAC

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

WOODHAVEN LAKES REALTY

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

REC PLEX

Friday | 4 p.m.-10 p.m.
 Saturday | 10 a.m.-10 p.m.
 Sunday | 10 a.m.-4 p.m.
 *Labor Day Weekend hours will be published in the Leisure Times and Online.

FAMILY CENTER

Fri. 9/1-Mon. 9/4 | 11 a.m.-7 p.m.
 After Mon. 9/4 | CLOSED FOR THE SEASON

WOODY'S GENERAL STORE

Friday & Saturday | 8 a.m.-8 p.m.
 Sunday | 8 a.m.-1 p.m.
 Monday-Thursdays | CLOSED
 Fri. 9/1 - Sun. 9/3 | 8 a.m.-10 p.m.
 Monday 9/4 | 8 a.m.-2 p.m.

CAMPSTOVE RESTAURANT

Sat. & Sun. | 8 a.m.-11 a.m.
 Monday 8/4 | 8 a.m.-11 a.m.

LAKEVIEW

Daily | 7 a.m.-Dusk

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

LAUNDROMAT

24 hours

PIZZA PLUS

Friday & Saturday | 11:30 a.m.-7 p.m.
 Monday-Thursdays | CLOSED
 Fri. 9/1 - Sun. 9/3 | 11 a.m.-9 a.m.
 Monday | 11:30 a.m.-1:30 p.m.

NATURE CENTER

Saturday | 10 a.m.-3 p.m.
 Sunday | 10 a.m.-2 p.m.
 Monday - Friday | CLOSED
 Saturday 9/2 | 10 a.m.-5 p.m.
 Sun. 9/3 - Fri. 9/8 | 9 a.m.-3 p.m.
 Tuesday | CLOSED

BAIT SHOP

Saturday | 8 a.m.-3 p.m.
 Sunday | 9 a.m.-3 p.m.
 Monday - Friday | CLOSED
 Fri. 9/1 & Sat. 9/2 | 7 a.m.- 7 p.m.
 Sunday 9/3 | 7 a.m. - 5 p.m.
 Monday 9/4 | 7 a.m.-3 p.m.

WOODY'S TRUE VALUE

Monday - Saturday | 8 a.m.-4 p.m.
 Sunday | 9 a.m.-3 p.m.
 Sat. 9/2 & Sun. 9/3 | 8 a.m.-2 p.m.
 Monday | 8 a.m.-2 p.m.

IMPORTANT PHONE NUMBERS

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

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

Copy & Advertising Deadline: First of each month. No issue in February.
 Woodhaven News (USPS001-073) is published monthly except February by Woodhaven Association, 509 LaMoille Road, Sublette, IL 61367, as an official source of information for Woodhaven Association members. Subscription price is \$2.25 per year included in annual assessment.

Periodicals postage paid at Sublette, Illinois and additional mailing offices.
 Postmaster: Send address changes to Woodhaven News, P.O. Box 110, Sublette, IL 61367-0110.

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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

MANAGEMENT REPORT *jeff hickey, executive director | amy ackert, g.m. business services | randy koehler, g.m. member services | greg dimming, g.m. maintenance services*



Throughout the course of 50 plus years in operation, Woodhaven's Board, committees, and staff have discussed, reviewed, and debated just about every improvement to Woodhaven property imaginable. Unacceptable Materials Compound—check. Splash Pad—check. Dog Park and Sidewalks—check and check.



Some of these projects, either new ideas or improvements to an existing amenity, have come to fruition, while others have not. The reasons why are varied. For some, they are simply cost prohibitive, while others present liability issues or just aren't feasible at the time they are reviewed. The Splash Pad, for its cost and perceived benefit for the price tag, was overwhelmingly voted down by Property Owners. The idea of a walking path around Woodhaven Drive was discussed extensively when the roads were asphalted back in the mid-1980s. After considerable review, it was discovered that to accomplish this, the Association would be required to purchase property from all the adjoining Property Owners on Woodhaven Drive to move back the utility easements and re-establish the ditches and culverts. This would need to be done to widen the traffic and walk area, have the required slope for drainage and maintain easements and property rights for those adjacent owners. It was determined that this was simply cost prohibitive and probably impossible in that every adjacent Property Owner would have to agree to give up 15 or more feet of their property.



But just because a project or improvement has been discussed by past Boards and Committees and ultimately shot down for one reason or another at that time, it does not mean that a rejected project can't or shouldn't be revisited at some point again. Times change and Association and Property Owners needs and wants fluctuate, and a project that didn't make sense either fiscally or socially in the past may make total sense today or in the future.



The Facilities Planning Committee is tasked with developing and recommending projects that pertain to the preservation of Woodhaven's physical facilities, amenities, and natural resources. The principal areas of interest are buildings, grounds, roads, lakes, trees, recreation facilities and common areas. The Committee meets May through November and works closely with staff and management on the schedule for replacement or renovation of existing capital assets and the development of new projects.

Over the past several years, the Committee has had preliminary discussions with staff regarding updates and improvements to the Beach and boat rental area at Woodhaven Lake. The goals of the project are to stabilize the beach, shoreline, and Pool 2 deck slab, reshape and reclaim the lake bottom at the swim dock, and provide improved access and enhancements to the overall aesthetics of the area.

As is typical with every capital improvement project, the initial design, along with preliminary project costs, will first be presented and discussed at the Facilities Planning Committee, where they provide feedback and may make any adjustments or changes to the initial plan, design, or budget. The project then moves through the annual budget process for discussion at the Budget Workshops, usually held over two days in late September or early October every year. The Budget Workshops bring together the Board of Directors, Finance Committee, Facilities Planning Committee and staff for a broader discussion and review of scheduled capital improvement projects, along with departmental operating budget review and needs for the following fiscal year. Through this process, a preliminary annual fiscal year budget is established, along with the annual assessment amount, which is then presented to Property Owners in November at the Budget Hearing. The Hearing offers Property Owners the opportunity to provide feedback and ask questions specific to departmental operating budgets and any capital improvement projects scheduled for the following fiscal year. Final budget adjustments are made, and the process culminates when the fiscal year budget and annual assessment is set and approved by the Board of Directors in December of each year.

Even after a capital improvement project has been thoroughly discussed, reviewed, and vetted by the various committees, often over the course of several years, and ultimately included in the budget, the process is not quite done. When staff is ready to move on a budgeted capital project, they typically seek multiple bids on the project and present these bids along with a recommendation to the Board of Directors for approval before the project is started and completed. There may be times when the bids exceed the budgeted amount for reasons including inflation, material supply issues, other economic issues, or other changes occurring since the budgeted costs were obtained. In these instances, the Board may require modifications to help get the project within budget, or they may accept the bids as presented.

As we move through the fall and early winter season, or as we like to call it at Woodhaven "Budget Season", we encourage you to be informed about the process to understand how your hard-earned dollars are used to make Woodhaven one of the most premier—and most affordable—recreational communities around.

If you would like to get more involved, please know that Woodhaven's committee and Board meetings are open, where you can come and listen to discussions, as well as provide feedback during the Member Business from the Floor portion of every open meeting. All Woodhaven meeting times and dates are available on our online calendar, mobile app and listed in the *Woodhaven News* and the Annual Budget Hearing is scheduled for Saturday, November 11 at 1:00 p.m. at the Family Center. We will continue to provide reminders and notices of the Budget Hearing in the coming months, and we hope to see you there!

Other News and Notes

From our Maintenance and Resource Departments:

- Impacts from the storm passing through on July 28th impacts included 14 locations with blocked roadways, 164 lots receiving tree debris pick up, and the loss of 8 large trees in the open market area. The Air Burner, one of our recent capital improvements, has been running more frequently to process the increased debris.
- We continue to see benefits from the firewood processor with multiple loads of firewood delivered to the Service Center. The ability to work this into our workload has provided us with a good inventory of firewood available for sale at the Service Center.
- Early assessments of the oak wilt removal process show a decline in numbers. This year, through July, 95 trees had been identified compared with 208 in 2022 over a similar time period.
- Facility improvements taking place and planned over the next several weeks include painting the Pavilion and installing exterior steel siding on the Pool 2 Bathhouse. We will also be working on the second phase of the road sign replacement project.
- On July 25th a second 30,000-gallon LP storage tank was delivered and installed at the Service Center. This improvement doubles our storage capacity and provides greater flexibility in managing LP inventories and takes advantage of favorable pricing opportunities when they occur.

As this issue hits our online media services, please take notice of the Annual Meeting scheduled for August 27th at 11:30 at the Rec Plex Multi-Purpose Room. Please consider attending this meeting of the membership where Owners receive information on the State of the Association, including our March 31, 2023, Financial Report, and the opportunity to ask questions, provide comments, and offer suggestions to Woodhaven's Administrative leadership. The August Board Meeting will take place after the Annual Meeting, at 1 p.m. or immediately following completion of the Annual Meeting, if completed after 1 p.m.

JLS Insurance Agency

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UPCOMING EVENTS

- Sept. 2 • Grist Mill Grind
FRANKLIN CREEK STATE NATURAL AREA, FRANKLIN GROVE
- Sept. 2 • Dement Town Music Festival
DIXON
- Sept. 2 • Hops & Harmony
CENTENNIAL PARK, 200 S. WEST ST., SUBLETTE
- Sept. 3-4 • Paw Paw Lions Club Labor Day Celebration
- Sept. 9 • 74th Annual Grand Detour Arts Festival
- Sept. 16 • Autumn on the Prairie
NACHUSA GRASSLANDS, FRANKLIN GROVE
- Sept. 16 • Walton Fest
- Sept. 24 • Ashton Fall Fest
DOWNTOWN

NOW OPEN

- DIXON FARMERS MARKET
HAYMARKET SQUARE, DIXON
WED. & SAT. FROM 7AM-1PM
JUNE-OCTOBER
- AMBOY FARMERS MARKET
DEPOT MUSEUM PARKING LOT
FRIDAYS, 8AM-NOON
- DIXON CITY MARKET
DIXON RIVERFRONT
WEDNESDAYS, 5-8PM
- FRANKLIN GROVE FARMERS MARKET
LIBRARY PARKING LOT
9/2 & 9/16, 8:30AM-NOON

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- @leecountyillinois
- @leecountyfun



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: \$ _____

SHADY OAKS
COUNTRY CLUB

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Located just off US Rt. 52
One mile North of Green Wing Rd.

September

- 7thWoodhaven Employees outing.....CLOSED After 4 p.m.
- 8thBirdies for Boobies outing..... Tee Times After 11 a.m.
- 10thMember & Stockholder Scramble..... Tee Times After 4 p.m.
- 17th65+ Team Handicap Scramble (Call to sign up)... Tee Times after 11 a.m.
Open to anyone with a certified handicap
- 22ndGlo Golf (Call to sign up) Tee Times all day till 5 p.m.
- 24thCalcutta outing..... Tee Times after 12 p.m.
- 26thTuesday Golf League Steak Fry.....NO Tee Times after 4 p.m.

2023 Summer rates May 1 - Sept 5, 2023

- WITH Woodhaven Discount:
- Weekday 9 holes \$13, 18 holes \$19
 - Weekend 9 holes \$18, 18 holes \$29
- These prices include cart. MUST have Woodhaven pass to get the discount.

KIDS 13 & UNDER PLAY FREE!*

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

LIVE VIDEO GAMING

Club House Hours

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

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

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

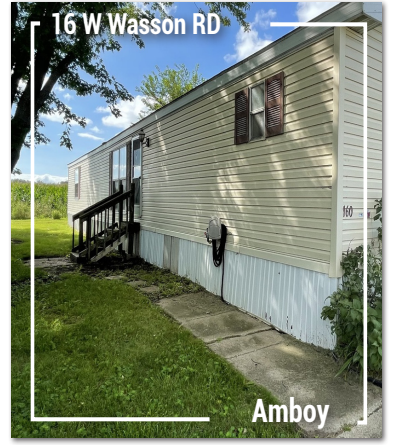
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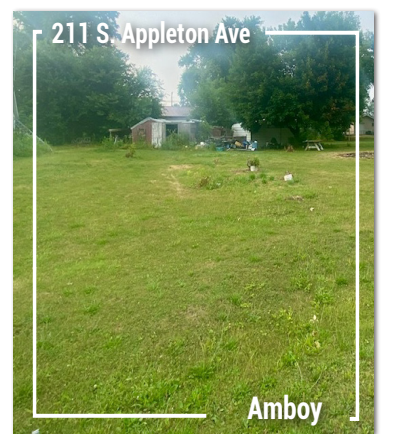
Nicci Leffelman - Realtor® Broker
815-501-0408 | NLeffelman@woodhavenassociation.com

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



Don't miss this wonderfully unique opportunity to own a huge manufactured home in a newly managed park, that is making continual improvements for it's members. The 2200 sq. ft., 1998 Four Seasons home has 3 very large bedrooms, 2 1/2 bathrooms, many updates and comes FULLY FURNISHED. You will have 3 great bedroom sets, including king sized beds, a dinette, couch, loveseat, recliners, over \$3,000 worth of thermal draperies & more.

The appliances stay of course too. The washer & dryer are both Whirlpool Cabrios and are only 5 yrs. old. There is also an upright freezer & brand new Blackstone grill & 2 patio sets included. The furnace and AC were newly installed in '21 & both are Carrier units. All of this sits on an oversized(double) lot with open farm field to the rear - for a single lot rent. This could be the perfect option for so many different scenarios - first home, starting over, downsizing from a lg. 2 story home. Be sure to schedule a showing to see how perfectly this property will fit into your lifestyle. **\$65,000**



4 adjacent lots available here. This is a drive by until further notice. "As Is" sale. **\$62,500**

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

BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their July 22nd, 2023 Meeting.

Full meeting minutes will be posted to the Members tab on our website after approval at the August 8th meeting.

1. Motion was made to approve the June 24, 2023 – Board of Directors’ Meeting Minutes. Motion passed with 4 ayes and 2 abstentions.
2. Motion was made to approve the June 24, 2023 – Board of Director’s Executive Session Minutes. Motion passed with 4 ayes and 2 abstentions.
3. Motion was made to approve the ESAC Board of Review consent agenda. Motion passed unanimously.
4. Motion was made to accept the Public Safety Board of Review consent agenda. Motion passed unanimously.
5. Motion was made to replace the water heater in the Pool 1 bathhouse for a cost of \$9,100 with tax included from Kettman Heating & Plumbing, Inc. Motion passed unanimously.

THE COMMUNICATIONS COMMITTEE

- ...reminds Owners to start prepping for winterizing.
- ...reminds Owners to review the leaf/brush pickup information.
- ...reminds Owners to watch the website and Leisure Times for facility hour changes.

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: _____

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.

SEPTEMBER

9th	Facilities Planning Meeting, Woodhaven	11:00 a.m.
12th	Board of Directors’ Meeting, Naperville	7:00 p.m.
16th	Communications Committee Meeting, Woodhaven	8:00 a.m.
16th	Finance Committee Meeting, Woodhaven	8:30 a.m.
16th	Section Reps Meeting, Woodhaven	9:30 a.m.
25th	Board of Directors’ Meeting, Naperville	7:00 p.m.

OCTOBER

6th	Facilities Planning Meeting, Woodhaven	7:00 p.m.
7th	Finance Committee Meeting, Woodhaven	8:30 a.m.
10th	Board of Directors’ Meeting, Naperville	7:00 p.m.
21st	Communications Committee Meeting, Woodhaven	8:00 a.m.
21st	Section Reps Meeting, Woodhaven	9:30 a.m.

*Meeting Location: Northern Illinois University
Naperville Conference Center
1120 E. Diehl Rd. Naperville, IL 60563*



815-849-5451

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

SEPTEMBER HOURS

Saturday..... 8 a.m.-3 p.m.
 Sunday 9 a.m.-3 p.m.
 Monday-Friday **CLOSED**
 Fri. 9/1-Sat. 9/2 7 p.m.-7 p.m.
 Sunday 9/3 7 p.m.-5 p.m.
 Monday 9/4 7 p.m.-3 p.m.



It is with great sorrow that we share the passing of our sweet Mary Rich.

Mary has been a devoted Property Owner since 2005, after being introduced to Woodhaven by her dear friends Deb & Peggy Wilson. She absolutely loved spending her summers here and enjoyed all the peace and tranquility of her perfectly appointed property. She took great pride in the care and upkeep and enjoyed many an afternoon sitting on her new deck, reading, and enjoying the birds & deer that visited. While at Woodhaven she also enjoyed the local amenities of the dinner theatre at The White Pines and a good show at the Historic Dixon Theatre. When cool temperatures came and she had to close up her RV she would board a train headed west and spend the winter visiting family, including an extended stay in New Mexico with her brother and sister-in-law.

Mary had multiple careers from retail, to teaching, to activities coordinator at a local senior facility near to her home in Steger. Most importantly for us at Woodhaven, in the spring of 2017 she accepted a position with WLRI and was the best tour guide Woodhaven could ask for. She gave the most detailed and exuberant tours to all fortunate enough to get on her schedule. And although she wasn’t licensed to sell real estate, she “sold Woodhaven” to many current owners by sharing her passion for Woodhaven.

In the short time we were lucky enough to know her, Mary shared wonderful stories of living in Vietnam and California, being a hip teen in the 60s and gave us support and encouragement as our “Woodhaven Mom”. She was a shining star in our office, and she has found a place in the hearts of us all.



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& More!



ESAC CITATIONS - JULY

Sec/Lot	Violation	Sec/Lot	Violation
2/57	Seawall permit expired; boards, liner, fill need added to seawall	15/100	Deck permit exp-180 days; rotten wood on deck/room
2/141	Exposed wire out of ground; no cap on sewer inlet; bldg material	16/53	Hole in shed roof; extension cord plugged in; roofing on ground
2/142	Open in face plate of meter box; LP tank on property line	16/88	Loose face plate in NEMA3; building materials - metal roofing
2/219	No permits for RV or patio; RV floor falling; shed roof deteriorate	17/62	Face plate in meter box not secure; open in face plate; open port
2/223	Open in face plate of meter box; no cap on sewer; tarp on room	17/100	RV seams open; blocks stored in firewood containment
2/251	Building materials - landscape timbers, PVC pipe	17/141	Room soffit damaged; damaged/rotten wood on shed
2/275	Tarps enclosing deck overhead	17/159	Room exceeds 12' height; room soffit open; shed door unsecure
3/35	Shed less than 5' from 35/36 property line	17/192	Roof of shed damaged; plywood/logs on room roof
3/40	No permit for patio; over 400 sq ft of patio; exposed wire	17/210	Shingles missing from shed roof
3/147	Rotten wood on sheds	17/267	Exposed plywood on screen room
3/177	Extension cord plugged in; sewer line damaged/open	19/93	Hole in PVC sewer line
4/99	Extension cord running into shed	20/25	Broken window on RV; face plate in meter box not secure
4/109	Holes/rotten wood on deck; shed roof deteriorated; bldg mat.	20/82	Deteriorated/missing shingles on shed roof
4/152	Rotten wood on room; bldg mat - plywood, PVC, lumber, blocks	21/122	Bldg mats - metal roofing, vinyl siding, HVAC, inapp store - tire
4/175	Open area above shed door	21/149	Rotten wood on sheds; sink in room
4/178	Patio less than 5' from line	21/221	Broken windows on room; exposed wire out of ground
4/198	Two snowmobiles covered with tarps/no registration	22/17	Siding missing from front wall of RV
5/1	Permit for RV not complete - needs survey	22/66	Bldg materials - lumber, blocks; expired registration on motor RV
5/22	Tarp over RV	22/120	Outlet on ground; building materials - patio blocks
5/93	Deck permit exp/180 days; no railing on deck; bldg materials	23/64	Building materials - lattice, lumber, RV awning, shingles
5/145	Tape on outlet and conduit	23/72	Exposed wires into & rotten wood on shed; bldg materials
5/200	Fire pit 4' from line; rotten wood on shed; RV seam open	23/107	Building materials - lumber, stairs; SMV covered/no registration
5/249	Tape securing NEMA3 to post; hole in side of NEMA3	23/158	RV cord plugged into extension/lying on ground; bldg materials
5/280	Broken window on RV	24/20	Building materials - concrete blocks
5/415	Cord plugged into outlet on shed	24/32	RV awning damaged; bldg materials - lumber, blocks
6/13	Deck and railing damaged	24/43	No caps on RV port or sewer inlet; no cover on RV vent
6/82	Damaged cover on outlet at meter	24/65	Exposed wires; light cord plugged in; bldg materials - blocks
7/140	Rotten wood on shed; interior junction box under overhead	24/107	Mismatched skirting around RV and deck
8/45	Building materials - lattice, propane tanks	25/108	Rotten wood on shed; building materials - lumber, rr ties
9/121	Damaged door on room	25/109	Rotten wood on shed; open at top and between shed doors
10/119	Exposed wires & outlet NEMA and meter	25/132	Siding missing & rotten wood on shed; bldg materials
10/163	Exposed wires; NEMA3 on ground; no cap on sewer inlet	26/36	RV awning damaged; driveway less than 1' from line
10/183	Damaged lattice by shed and RV	26/89	Broken window on room; exposed wire to outlet
11/24	Portable overhead damaged; building materials - plywood	26/103	Rotten wood on shed
11/41	Damaged conduit at meter box	26/152	Over 400 sq ft patio; gravel over 152/151 line; RV seam open
11/78	Hole in RV floor/insulation on ground; no cap on RV port	26/208	Demo permit expired; debris on lot from demo
11/81	Rotten wood on shed; open areas around shed door	27/104	Rear left seam of RV open
11/108	NEMA3 on ground; no cap on sewer inlet; faceplate loose	27/178	Extension cord plugged in; overhead supported by RV soffit
11/240	Interior switch under OH; tape on outlet; rotten wood on room	28/35	Flex line not secure to sewer inlet; cap on riser not secure
11/250	Deck/overhead less than 7' from 250/251 line	28/137	Miscellaneous items and building materials on the lot
11/252	Exposed wires at RV pad and meter; no cap on sewer	29/110	Tires removed from PM; bldg mat - siding, HVAC, sink, lumber
11/253	Loose face plate in meter; open in face plate; no trim on RV door	29/127	Broken window on RV
11/289	Exposed outlets, switches, interior junction boxes	29/137	Registration on motor RV expired 12/31/22
12/14	Fence around water hydrant	29/146	Cover on RV roof A/C damaged
12/18	Seams and roof of RV open/deteriorated; tarp on ground	29/177	No cap on sewer inlet; building materials - blocks
13/78	RV seam open; hole on comp door; mismatched shingles on shed	29/238	Shed less than 5' from 238/237 line; shed demo debris on lot
13/87	Rotten wood on shed; RV window broken; RV siding damaged	29/244	Hole in wall of shed
13/112	Fire pit blocks not set; bldg mat - blocks, posts, lumber	29/319	Exposed wire out of ground; no cap on sewer inlet; bldg material
14/81	Building materials - blocks, gravel, bricks, timbers	29/325	Registration on motor RV expired 12/31/22
14/98	Fire pit 6' diameter	29/346	Damaged/missing shed shingles; bldg materials - blocks, timbers
14/107	RV awning damaged		
15/52	Building materials - fire pit blocks		
15/69	Exposed wires at meter		

PUBLIC SAFETY CITATIONS - JULY

Sec/Lot	Owner/Guest	Offense
1/34	Guest	Speeding 33 mph in a posted 20 mph
2/239	Guest	Passengers not confined
2/105	Guest	Fishing Violation (Minnow Bait)
2/273	Owner	Disorderly Conduct
2/273	Owner	Public Nuisance
2/273	Owner	Public Nuisance
2/273	Owner	Duty to Cooperate with Public Safety
2/273	Owner	Specific Rules Posting Aquatics
2/273	Owner	Duty to Cooperate with Public Safety
2/273	Owner	Specific Rules Posting Aquatics
2/273	Owner	Traffic Device Violation
2/273	Owner	Traffic Device Violation
2/273	Owner	Disorderly Conduct
2/273	Owner	Public Nuisance
2/273	Owner	Failure to Comply
2/273	Owner	Failure to Comply
2/273	Owner	Failure to Comply
2/273	Owner	Failure to Comply
2/273	Owner	Traffic Device Violation
2/273	Owner	Traffic Device Violation
3/198	Owner	Speeding 30 mph in a posted 20 mph
5/81	Guest	Minor operating an LSV
6/166	Owner	Fireworks Violation
6/166	Owner	Mischiefous acts to damage, deface, destroy, disrupt normal operations
6/166	Owner	Damage to property under \$100
6/166	Owner	Failure to Comply
7/64	Guest	Speeding 27 mph in a posted 20 mph
8/19	Guest	Driving under the influence of alcohol
8/19	Guest	Illegal Transportation of alcohol
8/19	Guest	Driving with revoked driver's license
10/32	Owner	Second RV Violation (Second Offense)
10/32	Owner	Second RV Violation (Second Offense)
11/175	Guest	Passengers not confined
12/21	Guest	Speeding 31 mph in a posted 20 mph
13/140	Guest	Failure to report Vehicle Accident
13/140	Guest	Failure to Comply
15/42	Guest	Passengers not confined
15/39	Guest	Disorderly Conduct
15/39	Guest	Fireworks Violation
17/247	Owner	Passengers not confined
18/39	Guest	Passengers not confined
21/113	Guest	Speeding 29 mph in a posted 20 mph
22/140	Guest	Public Nuisance
22/140	Guest	Public Nuisance
23/84	Guest	Speeding 28 mph in a posted 20 mph
23/134	Guest	Speeding 32 mph in a posted 20 mph
24/194	Guest	Passengers not confined
26/25	Guest	Speeding 29 mph in a posted 20 mph
28/69	Guest	Passengers not confined
28/78	Guest	Speeding 30 mph in a posted 20 mph
29/51	Guest	Passengers not confined
29/131	Guest	Pets not controlled by a leash
29/352	Owner	Public Nuisance
29/352	Owner	Disorderly Conduct
29/352	Owner	Criminal Conduct
29/352	Owner	Disorderly Conduct

SECTION REPRESENTATIVES & ALTERNATES

SECTION	REPRESENTATIVE	ALTERNATE
Section 1	Nancy Nieslawski	
Section 2	Pat Sirbas	Jane Elliott
Section 3	Maria Dellegrazio	Judy Gonzalez
Section 4	Gregg Swanstrom	Pamela Smith
Section 5	Diane Koepfel	
Section 6	Michael Flanigan	
Section 7	Karen Larson	Lee Patterson
Section 8	Linda Smith	Mary Muir
Section 9	Jack Meyers	
Section 10	Bob Palatine	Tony Lona
Section 11		
Section 12	Heather Hansen	
Section 13	Shannon Eaden	Jeff Eaden
Section 14	Jeraldine Elliott	
Section 15	Nancy Jackson	Elaine Ayres
Section 16	Ernest Mitchell	Janice Pepon
Section 17	Jose Navarro	Darlene Singleton
Section 18	Rosemary Colness	
Section 19		
Section 20	Anthony Sarullo	Mike Connelly
Section 21	Shaunta Stocking	
Section 22	Kathy Brush	Kim Gibas
Section 23	Brenda Kriss	Rita Olsen
Section 24	Laurie Picha	Phyllis Sippel
Section 25	Ryan Davidson	
Section 26		
Section 27		
Section 28		
Section 29		



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WELCOME NEW PROPERTY OWNERS - JULY

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

Sec/Lot	Name	City/State	
2/275	SEAN GERENA	CHICAGO	IL
4/114	VICTOR SLOPECKI	WEST CHICAGO	IL
5/16	VERONICA ALCANTAR	CHICAGO	IL
5/42	RAMUTE & RICARDAS SILEIKIS	WOODRIDGE	IL
5/136	BRENADA WILLIAMS	CHICAGO	IL
5/319-20	ROSALIA & MEHDIE VAKILI	WAUKEGAN	IL
5/396	CHRIS & MARYANN SORAPARU	YORKVILLE	IL
6/120	MICHAEL BATTAGLIA	LA SALLE	IL
7/125	YVETTE ZAVALA	CICERO	IL
7/125	YVITA BUSTOS	CHICAGO	IL
7/135	MICHELLE WEBER	BOWLING GREEN	KY
7/202	STANLEY NELSON	MONMOUTH	IL
9/9	JULIO NERI	WHITING	IN
9/145	NANCY JOYCE	BEECHER	IL
9/194	CLAUDIO ROJAS	CHICAGO	IL
10/49	JOSE & VERONICA VELASCO	CHICAGO	IL
10/153-4	RAUL ARIAS & KARLA BELTRAN	CHICAGO	IL
10/182	JOSE & RASARIO VALLE	WESTMONT	IL
10/312	CARLOS & AVIGALE AUSTRIA	VILLA PARK	IL
10/313	MARA GUDINO	MONTGOMERY	IL
10/313	MARIA CABRAL	BURR RIDGE	IL
11/1	JEANENNE WALSH	ROLLING MEADOWS	IL
11/247	JESSE WALBRIDGE	LA SALLE	IL
11/323-4	WILLIAM & NOEL SALVO	ARLINGTON HEIGHTS	IL
13/132	FERNANDO LAGOS III	CHICAGO	IL
15/30	CARLOS ESTRADA	CHICAGO	IL
15/131	BRIANNA & MATTHEW MEADOWS	CREST HILL	IL
15/168	ALEXAVIER & JESENIA EGIPCIAO	GALESBURG	IL
16/147	JAMES SERRANO	CHICAGO	IL
16/217	JANIS & ROBERT YAGER	ZEPHYR HILLS	FL
17/103	CHELSEA & DOUGLAS HUNTER	PALATINE	IL
17/154	PAMELA OLESON	SYCAMORE	IL
19/77	SALAM AREF	PALOS HILLS	IL
19/91	NANCY WHITING & LESLIE TISBY	WARRENVILLE	IL
22/157	JENNIFER & JOSH SHERWOOD	MORRIS	IL
23/29	ROY & REBECCA STEEVES	YORKVILLE	IL
24/14	ANA LAZANO	CHICAGO	IL
24/122	ANGEL VELEZ	FRANKLIN PARK	IL
24/223	JENNIFER & IGNACIO CORREA	NORTH AURORA	IL
26/25	KRYSTIN FOHRAN	PEOTONE	IL
26/57	JORDYN BAILEY	NORMAL	IL
26/57	ANGELA ENGLISH	RIVER FOREST	IL
26/135	RHONDA HATTON	CAPE CORAL	FL
26/218	JERRY MEHRENS JR.	DIXON	IL
29/73	FORTUNATO & DAISY BROWN	BLUE ISLAND	IL
29/134	LESLIE & CHRIS AVALOS	CHICAGO	IL
29/192	BRADLEY DRAKE	HINSDALE	IL
29/352	REBEKAH ROTTMAN	SOUTH ELGIN	IL
29/352	JESSICA ROTTMAN	GLENDALE HEIGHTS	IL
29/370	TERRY WICKWIRE	APACHE JUNCTION	IL

REGISTERED SEX OFFENDER LIST

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

PS

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A NOTE FROM THE ADMINISTRATION OFFICE...

NOTICE

OWNERS & GUESTS ARE PROHIBITED FROM RECEIVING MAIL AT THE ASSOCIATION'S ADDRESS

Owners are strictly prohibited from receiving mail at the Association's address, providing the Association's address as their mailing address, or using the Association's address as their forwarding address.

Please be sure any services provided to you at the Association (ex. ComEd) have a separate billing address from your service address.

Any and all mail received for Owners will be rejected and returned to sender.

As we come to the end of another great and busy season, we wanted to share a few reminders with Owners.

- Please make sure you update your address with the Association Office (and the Lee County Treasurer's Office) to ensure you receive all notifications.
- If you are unsure of the next time you'll be visiting us, please do not send packages to Woodhaven. We do not have the storage to hold items over the winter.
- All passes left at the Main Gate will be returned to the Association Office as of December 1.



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Luke Jackson

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ANNUAL



REPORT

Woodhaven Association Board of Directors



Dan Rossi
President



Chris Collins
Vice President



Charles Muir
Secretary



Laura Packwood
Treasurer



Diane Connelly
Director



Harry Koeppel
Director



John Shefcik
Director



State of the Association

Dan Rossi, President
Woodhaven Association Board of Directors

To successfully plan for Woodhaven’s future, we must look to the past. A review of Woodhaven’s fiscal successes, and sometimes deficiencies, along with a thorough evaluation of programs, policies, and rules is important to ensure that we, as an organization, stay on track with our short- and long-term goals.

The annual financial audit and corresponding Annual Report is one method we use to review the state of Woodhaven’s finances. In preparation for last year’s audit, internal staff discovered several financial inconsistencies, which ultimately led to the discovery of the theft of \$333,046 by a former employee. This past March, after a systematic forensic audit and claims review, we received the final insurance payments on the stolen funds, minus the \$2,500 deductible, making Woodhaven whole. While the criminal case against the former employee continues, with the repayment of these funds, we hope to put this unfortunate incident behind us.

Beyond finances, Woodhaven’s governing documents, including the Rules & Regulations, By-Laws, and Policies, are evaluated annually to ensure they remain relevant and effective for Woodhaven’s current needs. Property Owner recommendations and feedback are an important part of this process and played a big role in the adoption of two major rule changes this past year. First, the shed size limits were increased from the previous maximum size of 96 sq. ft. to a new maximum size of 128 sq. ft. While the overall square foot shed size per lot remains unchanged, increasing the single shed size was requested by many owners of low-speed vehicles who look to store and secure these vehicles inside a shed. Additionally, many of our Property Owners who like to get their exercise on bicycles, but at times may need a bit of an assist on longer rides and going up hills, requested that e-bikes be authorized for use at Woodhaven. There are three different classes of e-bikes, all with various uses and top speeds. After several months of research, debate and discussions, the Board added a rule by resolution specifically allowing the use of Class 1 e-bikes on Woodhaven’s roads and trails. To date, we have not experienced any issues or concerns with either of these major rule changes.

Several notable capital projects were undertaken during Fiscal Year 2022-2023. The Unacceptable Materials Compound was completed and air burner box put in at the Maintenance Building; and four new pickleball courts, along with the disc golf course, were installed in the Rec Plex area. A project that didn’t get off the ground was the proposed new splash pad aquatic facility. After extensive research, planning and presentations, our Property Owners decided that it just wasn’t a new facility that was wanted at this time by a vast majority through referendum vote.

Moving forward, be assured that your Board of Directors, committees and staff will continue to research and present new projects, plan and execute the replacement of current assets, buildings, and amenities, and conduct business and operational finances in the best interest of the Association.

2022-2023 Year in Review

April 2022

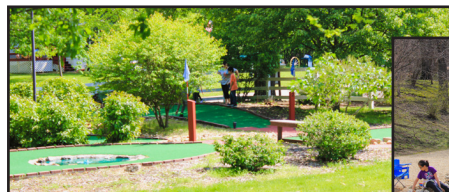
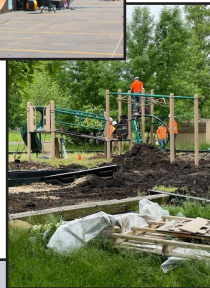
- Spring Fling saw the first of many large events for the summer, with the annual boat auction, traditional tree sale, and Splash Park Referendum Town Hall.
- Woodhaven Association Board of Directors Election Schedule was published, with 4 open seats to be filled.
- After the sad news Sisler's Ice Cream was closing its operations, the Recreation Department finds a new award winning supplier, Ashby's Sterling Ice Cream.
- Splash Park Referendum materials are published and mailed to Owners in good standing.
- The USDA completes a spotlight deer count which found an approximate deer population of 187, equating to an estimated 77 deer per square mile.
- Local fire departments hold training on property using lake drafting and conducting water supply drills.

May 2022

- About 3,600 pounds of catfish were stocked into Pine, Hidden, Bluegill, Sunset, and Black Oak Lakes as part of our annual catfish stocking.
- The BMX Division Bike Show returns to put on a show for Memorial Day Weekend.
- Our newest amenity, the Winding Trail Disc Golf Course, opens with 18 challenging holes.
- The paving portion of the Restricted Materials Compound project at the Maintenance Building is completed.
- The Woodhaven Lakes website and app are overhauled and debuted.
- A new adult and senior program, A+ Programming, begins at the Lakeview Building on weekday afternoons.
- A total of 7 Candidates submitted their intent to run for the four open seats on the Board of Directors.
- We have once again taken names for Woodhaven's Honor Roll of Veterans; the list is currently at 304 and counting! We will continue to add names and publish this list in the *Woodhaven News* each year.

June 2022

- The 2022 Board of Directors candidates are announced; candidate biographies and position statements are printed in *Woodhaven News*.
- The Splash Park Referendum ballots are tallied and results announced. A total of 3,319 eligible votes were counted with 947 "yes" votes and 2,372 "no" votes; a 60% voter turnout!
- The Rec Plex announces a new non-dairy offering - Dole soft serve.
- Renovations and upgrades to the Four Seasons Playground in sections 4, 7, 8 were completed.
- New Road Sign installation begins; 71 road signs in total are replaced this year. This is year one of three dedicated to the project.



2022-2023 Year in Review

July 2022

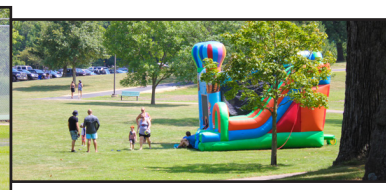
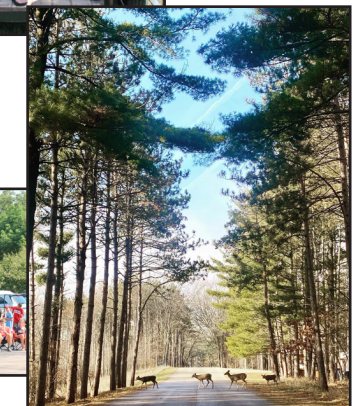
- Forty-nine runners competed in Woodhaven's Amazing Race 5K. Tom Meersman was the overall winner with a time of 21:20:8.
- Four Woodhaven lots were sold through the annual Lee County Delinquent Tax Sale Auction. The average sales price was \$8,986 with a high sale price of \$15,100 and a low sale price of \$4,101.01.
- The March 2022 Audit Report was completed and approved by the Board of Directors.
- Our Annual Amateur Golf Outing sees 15 teams - another great year!
- The Resources Department hosts a deer management informational meeting with a member of the IDNR Urban Deer Management as guest speaker. Over 70 members attended the meeting at the Rec Plex.
- The Marketing Dept. again holds their annual Facebook scavenger hunts - this year incorporating ciphers as clues.
- Keeping with the Around the World theme, the General Store and Campstove Restaurant put on a Mexican themed dinner.
- The Communications Committee hosts a Board of Directors Election Meet & Greet in place of a candidate forum. Candidates each had their own booth, allowing them to freely converse with Owners in attendance.

August 2022

- Our Around the World Main Event is held with new events like a skydiving show, treats from around the world, and our usual favorites, Wine and Cheese Social, Boat Parade, and Annual Car Show.
- Board of Director election ballots were counted and adjudicated on Saturday, August 27. Total online votes cast were 532, paper ballots received were 925, with just 32 invalid ballots.
- On Sunday, August 21 the Annual Membership Meeting was held with 133 Property Owners in attendance representing 137 lots.
- With the ever increasing popularity of pickleball, the Recreation Department invites a pickleball professional to teach lessons for all skill levels. The day also included tennis lessons with a tennis club director.

September 2022

- Estimated weekend attendance for Labor Day Weekend was 12,780 with near perfect weather conditions. Special weekend events included XPogo Stunt Team, both Raptors and Reptiles at the Nature Center, and fan favorite bands AudioDrive and Hello Weekend!
- Due to forecasted heat, the pools remained open further into September than usual, allowing guests to extend their pool days.
- A new recycling container is delivered to the Maintenance Building, giving Owners a third location to dispose of recyclables.
- The General Store and Campstove Restaurant holds another themed dinner, opting this time for a German Oktoberfest meal.
- 282 oak trees have been identified to have oak wilt and were removed or scheduled to be removed throughout property.



2022-2023 Year in Review

October 2022

- A record 60 runners competed in our 6th BooHaven 5K Fun Run. Dagen Setchell was our overall winner with a time of 18:38:8.
- Fall Fest Weekend had an estimated weekend attendance of 8,000. Fall Fest also marks the beginning of Rainbow Trout season at Woodhaven; about 1,000 lbs. of trout were stocked in Pine, Hidden, and Bluegill Lakes.
- The Disc Golf course is officially completed with concrete tee boxes having been installed.
- Work began on the shoreline stabilization and erosion control project at Bass Lake in Sections 8 & 9.
- The Maintenance Department receives their new Air Burner, allowing burning of materials to be enclosed and nearly eliminating smoke from the process.

November 2022

- Woodhaven Members and guests played 1,881 rounds of golf at Shady Oaks Country Club, receiving discounts totaling \$15,190 in 2022. 273 lots participated in this program.
- The Recreation Department begins hosting virtual BINGO and trivia, as well as online crafts, through our YouTube channel, to keep Owners engaged through the winter.

December 2022

- The Board of Directors approved the assessment levels for the 2023-2024 fiscal year and set them at \$1,495 for lots with sewer service and \$1,375 for non-sewered lots.
- Public Safety completed its annual lot-to-lot foot patrol with a total of 6,216 lots walked. Through this patrol there were 246 findings reported including: 4 open trailer doors, 46 open trailer windows, 60 open shed doors, 4 open shed windows, 4 broken/cracked windows, 6 open roof vents and 1 water leak. Property Owners were notified by either phone or mail.

January 2023

- The 2022 Main Event theme is announced: Sweet Escape. The Recreation Department is finalizing plans for another "sweet" summer and releases the 2023 Event Calendar.
- Another spotlight deer count was completed during the evening, finding an estimated 103 deer per square mile.



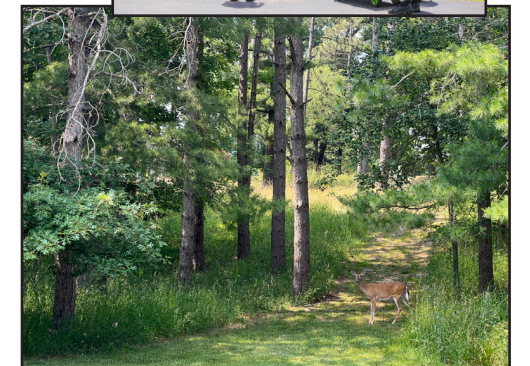
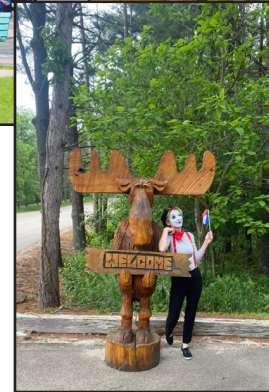
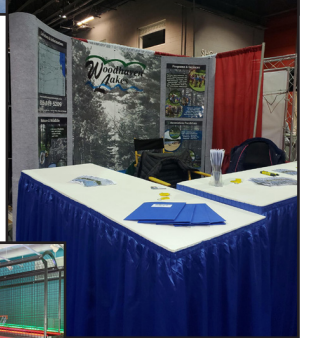
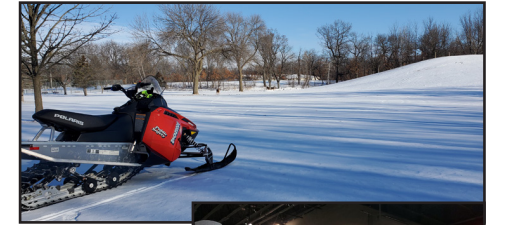
2022-2023 Year in Review

February 2023

- Another great Cabin Fever comes and goes with Owners and guests enjoying the usual Poker Walk, BINGO, and Ice Fishing Tournament, among other favorites.
- Representatives from Woodhaven Lakes Realty, Inc. attended the Chicago RV and Camping Show in Rosemont with many current Owners stopping by to say "hello!"
- The Board of Directors approves the creation of the Deer Management Ad Hoc Committee and opens applications to the membership.
- The first edition of the new "magazine style" format for the Woodhaven News is published (March edition).
- The Board of Directors approves usage of Class I e-Bikes on Woodhaven roadways.
- Another spotlight deer count was completed during the evening, finding an estimated 139 deer per square mile.
- Comfort Station 6 renovations were completed, including upgraded LED lights, painting, metal roof, new fans and shower valves.

March 2023

- Woodhaven Lakes Realty, Inc. reported an average sales price of properties sold at \$32,360, including vacant and improved lots in Fiscal Year 2022 - 2023. The average sales price of Woodhaven properties sold through WLRI over the last five years was \$24,579.
- Exterior renovations to the Public Safety guard house shed began.
- The stream shoreline restoration project in sections 8 & 9 sees more progress as weather begins to warm up.
- The Recreation Department begins plans to work with August Hill Winery for a special edition wine to go along with our "Sweet Escape" summer.
- We are once again hit with inclement weather resulting in an EF-2 tornado. We are fortunate the damage is not as widespread as the 2015 event, but still 520 lots experienced some form of damage. Damage included: 447 lots with downed trees, 65 with downed branches, 168 with damage to RVs, 23 with damaged additions, 85 with damaged sheds, 55 with damaged decks, and 5 with damaged vehicles.



Summary of Fund and Subsidiary Operations March 31, 2023

A copy of the consolidated March 31, 2023, Audit Report is provided in the 2023 Annual Report and presents consolidated Balance Sheets; Statements of Income and Equity; and Statements of Cash Flows for the Association and its subsidiary operations. Additional details in the form of footnotes also provide information on various topics including investments; long term debt; plant, property and equipment; income taxes; and reserves for future major repairs and replacements. This report provides a complete and thorough review of the Association's financial activities. Please take the opportunity to review the information provided.

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

The following schedule has been prepared to present Property Owners with a breakdown of the financial results of each fund and entity of the Association. The schedule includes the actual and budget information associated with the year ended March 31, 2023; and includes the actual performance for each fund and entity in 2020, 2021, and 2022. This schedule and the five-year plan information that follows are provided to give Property Owners more information about the Association's current financial position and its future plans. As noted above, detailed reports are available for interested Property Owners to review on our website and at the Association Office.

This information has been prepared by the Association's management and is not part of the information audited by Clifton, Larson, Allen – CPA and Consultants.

Breakdown of Change in Association Equity	March 2020	March 2021	As Re-Stated		2023 Budget
			March 2022	March 2023	
Operating Fund	\$ (230,312)	\$ 302,525	\$ (489,326)	\$ (139,699)	\$ (437,471)
Lot Fund	(6,481)	32,615	28,721	29,950	8,367
Water & Sewer Fund	195,812	241,886	219,620	264,991	188,139
General Store	(52,444)	(6,692)	(84,213)	(32,129)	(63,945)
Service Center - True Value	253,815	289,976	252,202	203,810	125,730
Woodhaven Lakes Realty	20,673	106,339	83,573	28,862	34,616
Total Change in Operating Equity	\$ 181,063	\$ 966,649	\$ 10,577	\$ 355,785	\$ (144,564)
Restricted Fund - net income	831,083	797,678	367,380	206,714	
Increase in Reserve Funds			(761,175)	(834,179)	
Total Change in Equity	\$ 1,012,146	\$ 1,764,327	\$ (383,218)	\$ (271,680)	

Five-Year Projection Summary 2023 - 2024 Budget

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

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

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

Woodhaven Association	Actual Assessment	Projected Assessment	Projected Assessment	Projected Assessment	Projected Assessment	Projected Assessment
Five-Year Plan Summary	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
Lots with Sewer Service						
Operating Assessment	\$1,126.00	\$1,175.00	\$1,220.00	\$1,264.00	\$1,330.00	\$1,378.00
Restricted Assessment	307.00	258.00	213.00	314.00	248.00	200.00
Debt Service Assessment	62.00	62.00	62.00	62.00	62.00	62.00
Total Assessment	\$1,495.00	\$1,495.00	\$1,495.00	\$1,640.00	\$1,640.00	\$1,640.00
Lots without Sewer Service						
Operating Assessment	\$1,078.00	\$1,126.00	\$1,171.00	\$1,214.00	\$1,280.00	\$1,327.00
Restricted Assessment	266.00	218.00	173.00	275.00	209.00	162.00
Debt Service Assessment	31.00	31.00	31.00	31.00	31.00	31.00
Total Assessment	\$1,375.00	\$1,375.00	\$1,375.00	\$1,520.00	\$1,520.00	\$1,520.00

The reserve plan information for the association assets and W&S assets is based on projections using an inflation rate of 4% and an interest rate of 5%. Summary statistics on each reserve fund's activities through the 2028-2029 fiscal year are provided below. The percent figures represent the estimated value of each reserve in comparison to a fully funded reserve.

Statistical Categories	Association Reserves		W&S Reserves		Total Reserves
	\$ Amount	Percent	\$ Amount	Percent	\$ Amount
Dollar value low point (2028-2029)	\$9,811,044	40.81%	\$3,579,123	42.06%	\$13,390,167
Dollar value high point (2026-2027)	\$11,519,532	53.17%	\$4,017,747	54.46%	\$15,537,279
Average dollar value	\$11,159,644	53.18%	\$3,698,411	53.69%	\$14,858,055
Estimated balance 3/31/2029	\$9,811,044	40.81%	\$3,579,123	42.06%	\$13,390,167

As of March 31, 2023, the Association had an internal loan balance due to its reserve funds, which is associated with the purchase of the water and sewer system assets. The loan on March 31, 2023, is \$4,056,540 and is scheduled over an amortization period ending April 1, 2038. Additional details are provided in Footnote (C) of the Audit Report.

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

Section Representatives & Alternates

As of August 10, 2023

Section	Representative	Alternate
01	Nancy Nieslawski 1-15	
02	Pat Sirbas 2-279	Jane Elliott 2-216
03	Maria Dellegrazio 3-68	Judy Gonzalez 3-91
04	Gregg Swanstrom 4-183	Pamela Smith 4-127/7-209
05	Diana Koeppel 5-46	
06	Michael Flanigan 6-6	
07	Karen Larson 7-194	Lee Patterson 7-6
08	Linda Smith 8-31	Mary Muir 8-30
09	Jack Meyers 9-88	
10	Bob Palatine 10-284	Tony Lona 10-219
11		
12	Heather Hansen 12-48	
13	Shannon Eaden 13-109	Jeff Eaden 13-109
14	Jeraldine Elliott 14-63	
15	Nancy Jackson 15-104	Elaine Ayres 15-61
16	Ernest Mitchell 16-79/80	Jenice Pepoon 16-47
17	Jose Navarro 17-143	Darlene Singleton 17-8
18	Rosemary Colness 18-18	
19		
20	Anthony Sarullo 20-20	Mike Connelly 20-21/32
21	Shaunta Stocking 21-251	
22	Kathy Brush 22-153	Kim Gibas 22-104
23	Brenda Kriss 23-104	Rita Olsen 23-48
24	Laurie Picha 24-9	Phyllis Sippel 24-126
25	Ryan Davidson 25-125	
26		
27		
28		
29		

Volunteer Committees

As of August 10, 2023

ESAC Board of Review

Board Liaison: Chris Collins

Members:

- Kurt Benda
- Dave Fase
- Richard Gobrecht
- Mary Muir
- Darlene Singleton
- Neil Smith

Public Safety Board of Review

Board Liaison: Harry Koeppel

Members:

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

Facilities Planning Committee

Board Liaison: Charlie Muir
Staff Liaison: Jeff Hickey

Members:

- James Dow
- Jose Gonzalez
- Dana Wayne
- Kim Norwood
- Peter Krull
- Michael Westphal

Finance Committee

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

Members:

- Diana Fontanez
- James Parker
- Mary Salvatore
- Maureen Draganowski
- Mark Freedman
- Nancy Rocha
- Jim West

Communications Committee

Board Liaison: Diane Connelly
Staff Liaison: Nicci Leffelman, Amy Ackert

Members:

- Michael Flanigan
- Diana Koeppel
- Ralph Pimentel
- Nancy Jackson
- Karen Larson

Deer Management AdHoc Committee

Chairpersons: Harry Koeppel, John Shefcik
Staff Liaison: Greg Dimmig

Members:

- Tom Hollon
- Kim Norwood
- Ralph Pimentel
- Lori Stultz
- Bonnie Lowery
- Rodger Phillips
- Christopher Sportun

Audit Committee

- Dan Rossi
- Laura Packwood
- Charlie Muir
- Jeff Hickey
- Amy Ackert

Environmental Committee

Staff Liaison: Jeff Hickey

Members:

- Bill Engelmann
- Mary Salvatore

Woodhaven Association Department Heads, Managers, & Supervisors

and Total Years of Service



Jeff Hickey - Executive Director
33 years



Greg Dimmig - General Manager
Maintenance Services
Maintenance, Janitorial,
Resources, & Utilities
40 years



Amy Ackert - General Manager
Business Services
Administration, Marketing,
Finance, & Woody Inc.
13 years



Randy Koehler - General Manager
Member Services
Public Safety, ESAC, Recreation, &
Woodhaven Lakes Realty, Inc
26 years

Maintenance/Janitorial/ Resources Department



Maintenance Director
Ryan Farley
12 years



Resource Director
Justin Rodriguez
9 years



Resource Supervisor
Rich Klein
18 years



Lakes/Resource
Manager
Jerry Corcoran
29 years

Utilities Department



Certified Operator
Rusty Lindenmeyer
36 years



Collections Manager
Becky Whelchel
24 years



Marketing/
Communications
Manager
Nicci Leffelman
16 years



Finance Manager
Rebecca Bontz
2 years

ESAC Department



ESAC Department
Manager
Sue McGraw
16 years

Information Technology Department



Information Systems
Manager
Samuel Owens
10 years

Woodhaven Lakes Realty, Inc



WLRI Managing Broker
Bonita Willis
18 years

Woodhaven Association Department Heads, Managers, & Supervisors

and Total Years of Service

Public Safety Department



Public Safety Director

Rick Farringer
40 years



Public Safety Shift Supervisor

Wayne Lachat, Sergeant
28 years



Public Safety Shift Supervisor

Lisa Westenfelt, Sergeant
23 years



Public Safety Shift Supervisor

John Ryan, Sergeant
25 years

Recreation/Aquatics Department



Recreation/Aquatics Director

Timothy O'Laughlin
37 years



Recreation Manager

Emma Lipka
4 years



Aquatics Manager

Faith Schafer
4 years

Woody, Inc.



General Store Manager

Jonathan Quintana
3 years



Assistant Store Manager

Cory Boehm
1 year



Restaurant Manager

Stacey Lyons
1 year



Service Center Manager

Reece Howell
2 years



Service Center Facility Manager

Scott Hanson
16 years



LP Delivery Manager

Eli Bugarin
3 years

INDEPENDENT AUDITORS' REPORT

Board of Directors
The Woodhaven Association
Sublette, Illinois

Opinion

We have audited the accompanying consolidated financial statements of The Woodhaven Association and Subsidiaries (the "Association") which comprise the consolidated balance sheets as of March 31, 2023, and the related statements of consolidated income and association equity and cash flows for the year then ended and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Association as of March 31, 2023, and the consolidated results of their operations and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Adjustments to Prior Period Financial Statements

The 2022 consolidated financial statements were audited by other auditors, whose report dated July 8, 2022, expressed an unmodified opinion on those statements. As more fully described in Note J to the consolidated financial statements, the Association has adjusted its 2022 financial statements retrospectively for the change in accounting principle related to the adoption of ASC 606 Revenue Recognition. The other auditors report reported on the consolidated financial statements before the retrospective adjustment.

As part of our audit of the 2023 consolidated financial statements, we also audited the adjustments to the 2022 consolidated financial statements to retrospectively apply the change in accounting described in Note J. In our opinion, such adjustments are appropriate and have been properly applied. We were not engaged to audit, review or apply any procedures to The Woodhaven Association's 2022 consolidated financial statements other than with respect to the adjustments and, accordingly, we do not express an opinion or any other form of assurance on the 2022 consolidated financial statements as a whole.

Responsibilities of Management for the Consolidated Financial Statements

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

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

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

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

In performing an audit in accordance with GAAS, we

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

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

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States require that the information about Future Major Repairs and Replacements and the Schedule of Changes in Reserve Fund Balances on pages 26-29 be presented to supplement the 2023 consolidated financial statements. Such information is the responsibility of Association's management and, although not a part of the 2023 consolidated financial statements, is required by the Financial Standards Accounting Board, who considers it to be an essential part of financial reporting for placing the consolidated financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the 2023 required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the 2023 information and comparing the information for consistency with management's responses to our inquiries, the 2023 consolidated financial statements, and other knowledge we obtained during our audit of the 2023 consolidated financial statements. We do not express an opinion or provide any assurance on the 2023 information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The 2022 consolidated financial statements were audited by other auditors, whose report dated July 8, 2022, included a disclaimer of opinion on the 2022 required supplementary information about Future Major Repairs and Replacements and the Schedule of Changes in Reserve Fund Balances on pages 26-29.

Other Information Included in the Annual Report

Management is responsible for the other information included in the annual report. The other information comprises the Summary of Fund and Subsidiary Operations and the Five-Year Projection Summary but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information, and we do not express an opinion or form of assurance thereon.

CliftonLarsonAllen LLP

Dixon, Illinois
August 9, 2023

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

March 31, 2023, and 2022

A S S E T S	2023	As Restated 2022
Cash on hand and in bank - restricted	\$ 1,058,113	\$ 4,473,198
Cash on hand and in bank - unrestricted	3,790,397	5,268,157
Interest-bearing deposits in banks	12,490,097	6,725,455
Assessments and accounts receivable, net of allowance for uncollectible accounts of \$331,841 and \$274,434, respectively	2,650,691	2,230,929
Investment securities - restricted	939,521	531,968
Inventories	646,474	467,896
Interest receivable	45,680	6,686
Other receivables	21,977	119,344
Other receivables - impact of fraudulent acts (footnote K)	67,191	330,546
Prepaid expenses	63,942	481,571
Property, plant and equipment, net of accumulated depreciation	13,791,237	13,623,471
Investment in Woodhaven lots	-	3,636
Investment in stock	14,458	14,458
Total assets	\$ 35,579,778	\$ 34,277,315
LIABILITIES AND ASSOCIATION EQUITY		
Liabilities:		
Trade accounts payable	\$ 198,928	\$ 313,261
Deferred member assessments	8,816,081	7,995,887
Deferred income - designated for future major repairs and replacements (as	15,331,511	14,497,332
Other deferred income	43,454	13,780
Other accrued expenses	318,437	314,008
Total liabilities (as restated)	24,708,411	23,134,268
Association equity:		
Restricted Capital		
Investment in fixed assets	9,707,785	9,368,601
Unrestricted capital	1,163,582	1,774,446
Total association equity (as restated)	10,871,367	11,143,047
Total liabilities and association equity	\$ 35,579,778	\$ 34,277,315

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME AND ASSOCIATION EQUITY

March 31, 2023, and 2022

	2023	As Restated 2022
Revenue:		
Assessments	\$ 8,163,311	\$ 8,161,865
Net sales	3,787,473	3,477,857
Commissions	365,569	506,094
Total revenue	12,316,353	12,145,816
Commissions paid	211,644	286,791
Cost of goods sold	2,827,597	2,498,530
Gross profit	9,277,112	9,360,495
Other operating revenue	712,777	819,796
Total revenue from operations	9,989,889	10,180,291
Operating expenses	9,734,517	9,977,396
Net income from operations	255,372	202,895
Other income	307,127	175,062
Net income	562,499	377,957
Deferred income designated for future major repairs and replacements	(834,179)	(761,175)
Association equity, beginning of year (as restated)	11,143,047	11,526,265
Association equity, end of year (as restated)	\$ 10,871,367	\$ 11,143,047

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

March 31, 2023, and 2022

	2023	As Restated 2022
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net income	\$ (271,680)	\$ (383,218)
Adjustments to reconcile net income to net cash from operating activities:		
Depreciation and amortization	1,417,662	1,521,112
Bad debt expense	72,259	32,333
(Gain) on the sale of property and equipment	(45,751)	(28,373)
Change in assets and liabilities:		
Change in assessments and accounts receivable	(492,021)	(158,743)
Change in inventories	(178,578)	(35,695)
Change in interest and other receivables	319,228	313,561
Change in other receivables - impact of fraudulent acts (footnote K)	2,500	(333,046)
Change in prepaid expenses	417,629	(277,519)
Change in trade accounts payable	(114,333)	150,527
Change in accrued expenses and other liabilities	854,297	(2,585)
Change in designated reserve funds	834,179	761,175
Net cash flows from operating activities	2,815,391	1,559,529
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from the sale of property and equipment	63,541	36,858
Net change interest-bearing deposits in banks	(5,764,642)	(606,762)
Proceeds from maturity and sale of investment securities	82,127	441,595
Purchases of investment securities	(489,680)	-
Purchases of property and equipment	(1,599,582)	(714,527)
Net cash flows from investing activities	(7,708,236)	(842,836)
Change in cash and cash equivalents	(4,892,845)	716,693
CASH AND CASH EQUIVALENTS (RESTRICTED AND UNRESTRICTED):		
Beginning	9,741,355	9,024,662
Ending	\$ 4,848,510	\$ 9,741,355
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash payments for:		
Income taxes	\$ -	\$ -

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

(A) Nature of Business and Significant Accounting Policies:

Nature of business:

The Woodhaven Association (the "Association") is an Illinois corporation subject to the Declaration of Covenants made May 8, 1971, and as amended October 26, 2015. The parcels have been divided into recreational lots (campsites), commercial property or transferred to the Association as common property. On March 31, 2023, and 2022, 6,216 campsites are covered by the Declaration, of which 6,144 lots are assessable. However, included in the 6,144 assessable lots were 26 and 27 lots, respectively, which were owned by the Association and accordingly, were not assessed during the years ended March 31, 2023, and 2022. Each Owner or Owners of a campsite represent a membership of the Association, but each campsite is limited to one voting Member.

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

Description of funds:

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

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

As mentioned above, the lots held in the Lot Fund inventory are not assessable lots. The Board allocated unrestricted Owner assessments to the Lot Fund, at a rate of eight dollars per lot at March 31, 2023, and 2022. In the Water and Sewer Fund, the Board allocated unrestricted Owner assessments at a rate of forty-eight dollars per lot for water services and forty-eight dollars per lot for sewer services on March 31, 2023, and at a rate of forty-seven dollars per lot for each service on March 31, 2022.

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

The Association experienced a tornado causing significant damage to approximately 1/3 of the property during fiscal year 2016. The Association established an internal loan obligation to its restricted reserve fund to offset the net results of the disaster recovery process as indicated in Note (C). This loan was paid in full on April 1, 2021.

Description of subsidiaries:

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

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

Principles of consolidation:

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

Use of estimates:

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

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

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

Concentrations of credit risk:

Financial instruments that potentially subject the Group to concentrations of credit risk consist principally of temporary cash investments. The Group places its temporary cash investments with various local financial institutions and brokerage firms. The balances at various local financial institutions are insured by the Federal Deposit Insurance Corporation. The Group's account balances may, at times, exceed federally insured limits.

Revenue recognition:

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

Revenue is recognized when obligations under the terms of the contract with a customer are satisfied. The Association's main revenue streams are attributed to member assessments, sales from the service areas, and commission from lot sales, which are all considered to be single performance obligations.

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

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

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

Cash flows:

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

Investment securities:

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

Interest-bearing deposits in banks:

The Group's interest-bearing deposits in banks consist of certificates of deposits with financial institutions with a maturity date from purchase of 90 days or more. Certificates of deposit with a maturity date from purchase of less than 90 days are classified as cash equivalents, if applicable. There were \$600,151 in certificates of deposit classified as cash equivalents on March 31, 2023, and \$250,000 in certificates of deposit as cash equivalents on March 31, 2022.

Inventories:

The Woodhaven Association - Inventories consist of Woodhaven lots held for re-sale. Substantially all lots were acquired by purchase through delinquent tax auctions or were deeded to the Association in lieu of foreclosure. As of March 31, 2023, and 2022, inventories are stated at lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion, disposal, and transportation.

Woody, Inc. - Inventories are stated at lower of cost or net realizable value and are valued using the first-in, first-out and moving average pricing methods.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

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

Depreciation:

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

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

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

Inter-fund eliminations:

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

Income taxes:

Deferred taxes are provided on a liability method whereby deferred tax assets are recognized for deductible temporary differences and operating loss and tax credit carry forwards and deferred tax liabilities are recognized for taxable temporary differences. Temporary differences are the differences between the reported amounts of assets and liabilities and their tax bases. Deferred tax assets are reduced by a valuation allowance when, in the opinion of management, it is more likely than not that some portion or all the deferred tax assets will not be realized. Deferred tax assets and liabilities are adjusted for the effects of changes in tax laws and rates on the date of enactment. No deferred taxes were recorded on March 31, 2023, and 2022.

Generally accepted accounting principles prescribe a recognition threshold and measurement attribute for the consolidated financial statement recognition and measurement of tax positions taken or expected to be taken in tax returns. The Association has determined that it does not have any significant risks related to income tax expense and therefore no amounts were reserved for uncertain tax positions on March 31, 2023, and 2022.

Subsequent Events:

The Association has evaluated subsequent events through August 9, 2023, which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of March 31, 2023, have been incorporated herein.

(B) Investment Securities:

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

Held-to-Maturity	2023			
	Amortized Cost	Gross Unrealized Gains	Gross Unrealized (Losses)	Approximate Fair Value
U.S. Federal agencies	\$ 939,521	\$ -	(\$ 71,339)	\$ 868,182

Held-to-Maturity	2022			
	Amortized Cost	Gross Unrealized Gains	Gross Unrealized (Losses)	Approximate Fair Value
U.S. Federal agencies	\$ 531,968	\$ -	(\$ 19,459)	\$ 512,509

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

(B) Investment Securities (continued):

The amortized cost and approximate fair value of securities at March 31, 2023 by contractual maturity are shown below:

Held-to-Maturity	Amortized Cost	Approximate Fair Value
Due in one year or less	-	-
Due after one year through five years	\$ 495,600	\$ 486,090
Due after five years through ten years	-	-
Due after ten years	\$ 443,921	\$ 382,092
	<u>\$ 939,521</u>	<u>\$ 868,182</u>

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

	2023					
	Less than 12 Months		12 Months or More		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
Federal agencies	\$ 495,600	(\$ 9,509)	\$ 443,921	(\$ 61,830)	\$ 939,521	(\$ 71,339)

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

	2022					
	Less than 12 Months		12 Months or More		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
Federal agencies	\$ -	\$ -	\$ 531,968	(\$ 19,459)	\$ 531,968	(\$ 19,459)

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

(C) Long Term Debt:

The Association's detailed financial statements include an internal loan obligation due to its restricted reserve fund from the purchase of the water and sewer system assets in 2008. On March 31, 2022, this loan obligation reported a balance of \$4,235,639. A principal and interest payment of \$348,225 was applied against this obligation and the outstanding balance on March 31, 2023, is reported at \$4,056,540. Terms and conditions apply a 4% fixed rate to the outstanding balance, which is scheduled over an amortization period ending on April 1, 2038.

In 2015 a tornado caused significant damage to approximately 1/3 of the property. Substantial costs for clean-up and restoration have occurred resulting in an internal loan obligation. On March 31, 2022, this obligation was paid in full. Final payments totaling \$292,463 were completed on April 1, 2021.

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

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

(D) 401 K Defined Contribution Plan:

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

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

	2023	2022
The Woodhaven Association	\$ 138,198	\$ 138,324
Woody, Inc.	18,038	11,736
Woodhaven Lakes Realty, Inc.	7,835	6,348
	<u>\$ 164,071</u>	<u>\$ 156,408</u>

(E) Contingencies and Commitments:

Propane sold by Woody Inc. is subject to price fluctuations. Woody Inc. attempts to stabilize the cost of this product to the extent possible by covering a portion of estimated future sales with purchase contracts at firm prices. On March 31, 2023, and 2022, the aggregate unrecorded purchase commitments under contract totaled \$184,241 and \$59,515, respectively.

(F) Investment in Property, Plant and Equipment:

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

	2023		
	Cost	Accumulated Depreciation	Net Book Value
Land	\$ 542,312		\$ 542,312
Grounds	1,929,095	\$ 1,432,244	496,851
Roads and parking lots	5,072,441	4,338,354	734,087
Lakes	2,446,938	1,429,681	1,017,257
Pools and courts	1,764,477	1,583,229	181,248
Vehicles	1,453,890	1,256,061	197,829
Furniture and equipment	4,755,359	3,720,604	1,034,755
Buildings and improvements	10,574,318	6,954,785	3,619,533
Water and sewer system assets	11,544,329	5,576,964	5,967,365
	<u>\$ 40,083,159</u>	<u>\$ 26,291,922</u>	<u>\$ 13,791,237</u>
	2022		
	Cost	Accumulated Depreciation	Net Book Value
Land	\$ 534,930		\$ 534,930
Grounds	1,671,560	\$ 1,364,017	307,543
Roads and parking lots	5,021,266	4,102,741	918,525
Lakes	2,170,155	1,352,153	818,002
Pools and courts	1,726,657	1,552,941	173,716
Vehicles	1,387,936	1,183,167	204,769
Furniture and equipment	4,125,943	3,524,607	601,336
Buildings and improvements	10,490,384	6,657,483	3,832,901
Water and sewer system assets	11,387,290	5,155,541	6,231,749
	<u>\$ 38,516,121</u>	<u>\$ 24,892,650</u>	<u>\$ 13,623,471</u>

Total depreciation expenses for the years ending March 31, 2023, and 2022, were \$1,417,662 and \$1,521,112, respectively.

Included in the land cost for 2023, and 2022, are lots the Association owns, and are recorded in the Lot Fund. These lots are held for the camp coast-to-coast program as well as for promotional purposes and therefore are not primarily "held for sale". The balance of these lots for the years ending March 31, 2023, and 2022, was \$26,612 and \$19,231 respectively.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

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

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

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

The buildings and improvements balance for 2023 and 2022, includes common property transferred to the Association by the Developer for \$1. The common property includes open land, several lakes, roads, buildings, and improvements.

(G) Income Taxes:

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

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

During the years ended March 31, 2023, and 2022, the consolidated Group incurred tax losses for both federal and state income tax purposes. Consequently, no tax liabilities have been reflected in the 2023, and 2022, financial statements for federal and state tax purposes on a consolidated basis.

As of March 31, 2023, the consolidated Group has unused net operating loss carryforwards of \$5,953,234 for federal tax purposes. The net operating loss carryforwards for state purposes are not materially different.

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

Carry-forwards Expire March 31,	Net Operating Loss
2023	\$ 59,747
2024	131,389
2025	125,234
2026	74,587
2027	90,399
2028	44,376
2029	178,021
2030	184,132
2031	258,309
2032	296,407
2033	331,860
2034	331,846
2035	367,364
2036	396,831
2037	418,244
2038	420,324
Total losses subject to expiration	<u>\$ 3,709,070</u>
The following losses may be carried forward indefinitely under the Tax Cuts Jobs Acts of 2017 (TCJA):	
March 31, 2019	\$ 406,092
March 31, 2020	357,558
March 31, 2021	417,455
March 31, 2022	617,846
March 31, 2023	445,213
Total losses subject to expiration	<u>\$ 5,953,234</u>

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

The Group also has unused Code Section 277 carryovers for federal and state tax purposes of \$9,288,884 to offset future membership income.

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

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

(H) Future Major Repairs and Replacements:

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

The Association conducted studies to estimate the remaining useful lives and the replacement costs of the components of common property and used this information to estimate future costs. The total actual reserve on March 31, 2023, amounted to \$15,331,511; \$3,162,521 for water and sewer system reserve fund, and \$12,168,990 for the Association reserve fund. On March 31, 2022, total reserves amounted to \$14,497,332: \$3,045,000 for the water and sewer system reserve fund, and \$11,452,332 for the Association reserve fund. On March 31, 2021, total reserves amounted to \$13,736,157: \$2,830,000 for the water and sewer system reserve fund, and \$10,906,157 for the Association reserve fund.

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

(I) Owner Assessments:

Annual assessments to Owners for fiscal year ended March 31, 2022, were \$1,360 on lots with sewer service and \$1,235 on lots without sewer service, respectively. Of those amounts, \$303 of the sewer lot assessment and \$225 of the non-sewer lot assessments were designated to the restricted fund. Annual assessments for the fiscal year ended March 31, 2023, were \$1,360 on lots with sewer service and \$1,235 on lots without sewer services. Of those amounts, \$276 and \$199, respectively, were designated to the restricted fund. Annual assessments for the fiscal year ending March 31, 2024, are \$1,495 on lots with sewer service and \$1,375 on lots without sewer service, with \$369 and \$297, respectively, designated to the restricted fund.

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

The Association's collection policies include inactivating passes to deny access to Owners whose assessments are in arrears and therefore considered delinquent. As of March 31, 2023, the Association had assessments receivable, including late fees and fines, of \$2,915,450, of which \$218,723 were delinquent. Based on historical loss experience, it is the opinion of the Board of Directors that certain accounts will become uncollectible, and, accordingly \$331,925 has been recorded as allowance for uncollectible accounts.

As of March 31, 2022, the Association had assessments receivable, including late fees and fines, of \$2,443,903, of which \$141,920 were delinquent. The recorded allowance for uncollectible accounts as of March 31, 2022, was \$270,934. As of March 31, 2021, the Association had assessments receivable, including late fees and fines, of \$2,402,962, of which \$206,638 were delinquent. The recorded allowance for uncollectible accounts as of March 31, 2021, was \$337,028.

As of March 31, 2023, 2022, and 2021, the Association had recorded deferred member assessments of \$8,816,081, \$7,995,887, and \$7,990,642, respectively.

(J) Prior Period Reclassification:

An initial review of prior year audit information identified that reserve funds were misclassified as equity on the balance sheet and an adjustment was needed to report reserves as a liability. For Common Interest Property Owner Associations, the proper placement of reserve funds is as a liability on the balance sheet to set aside and report reserve funds as future obligations.

To correct the misstatements of the Association's consolidated financial statements, an adjustment was made to the March 31, 2022, Consolidated Balance Sheet; moving equity designated for future major repairs and replacements to liabilities; reporting them as deferred income designated for future major repairs and replacements. This change reduced equity and increased liabilities by \$14,497,332. Total assets remain as reported at \$34,277,315.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2023, and 2022

(J) Prior Period Reclassification (continued):

The accounts affected are noted in the table below:

	As Reported In 2022 Financials	Changes Due to Reclass of Reserve Fund	Amounts that Should Have Been Reported
Consolidated Statement of Income and Association Equity:			
Association Equity, beginning of year	\$ 25,262,422	(13,736,157)	\$ 11,526,265
Association Equity, end of year	25,640,379	(14,497,332)	11,143,047
Consolidated Balance Sheet Association Equity:			
Designated for Future Major Repairs and Replacements	14,497,332	(14,497,332)	-
Liabilities:			
Deferred Income - Designated for Future Major Repairs and Replacements	-	14,497,332	14,497,332

(K) Recovery From Fraudulent Acts:

During 2022, management uncovered fraudulent acts committed by an employee which resulted in misstatements of the Association's March 31, 2021, consolidated financial statements. The employee separated from the Association prior to management's discoveries and based on information received from the Association's insurance company, full recovery of fraudulent acts of \$333,046, less a \$2,500 deductible, was reported receivable on March 31, 2022. There was and continues to be an on-going criminal investigation into these acts.

During 2023, a forensic audit was conducted under the direction of the Association's insurance company. This audit reviewed records provided by management and confirmed the fraudulent acts reported on March 31, 2022, and also reviewed information supporting an additional amount of \$11,610 from these acts. The additional findings are posted as miscellaneous income on March 31, 2023. Insurance payments totaling \$344,656 less a \$2,500 deductible, have been received by the Association. The final payment, \$67,191 reported as receivable on the March 31, 2023, Consolidated Balance Sheet, was received on April 7, 2023.

(L) Deferred Reserve Funds:

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (deferred replacement fund assessments) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement fund assessments. The performance obligations related to the replacement fund are satisfied when these funds are expended for their designated purpose. The balance of the deferred replacement funds at March 31, 2023, is \$15,331,511.

The table below summarizes deferred revenue activity for the year ended March 31, 2023:

	April 1, 2022	Additions	Charges	Transfers	March 31, 2023
Vehicles	\$ 384,949	\$ 103,038	\$ (83,512)	\$ -	\$ 404,475
Furniture and Equipment	1,124,145	857,677	(713,887)	-	1,267,935
Grounds	430,537	277,641	(257,535)	-	450,643
Buildings and Plant	6,522,963	443,763	(102,225)	-	6,864,501
Roads	1,721,967	144,351	(51,175)	-	1,815,143
Lakes	634,865	404,376	(276,783)	-	762,458
Pools & Courts	1,046,717	63,888	(48,113)	-	1,062,492
Professional Services	-	63,358	(63,358)	-	-
Lift Stations	610,581	24,079	-	-	634,660
Treatment and Disposal	762,604	46,117	(16,021)	-	792,700
Water System	1,258,004	147,482	(128,982)	-	1,276,504
Mains, Manholes, and Hy	-	53,926	(53,926)	-	-
Total	\$ 14,497,332	\$ 2,629,696	\$ (1,795,517)	\$ -	\$ 15,331,511

**THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS
AND REPLACEMENTS - ASSOCIATION ASSETS**

March 31, 2023, and 2022
(Unaudited)

See Independent Auditors' Report

The Association conducted studies to estimate the remaining useful lives and the future replacement costs of the components of common property. The estimates were based on future estimated replacement costs, as well as the current condition of the assets. During the year ended March 31, 2023, the studies were reviewed and updated by the Association to reflect modifications in estimated remaining useful lives and future replacement costs. Funding requirements consider an annual inflation rate of 4% and interest earned of 5%, net of taxes, on amounts funded for future major repairs and replacements.

The following tables, as well as the tables on page 21, are based on the study of the Association assets and presents significant information about the components of common property in the Association reserve fund described in Note (H).

March 31, 2023				
Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2023 Funding Requirement	Components Of Fund Balance at March 31, 2023
Vehicles	1-22	\$ 1,874,105	\$ 341,571	\$ 382,635
Furniture and Equipment	1-26	5,926,201	1,239,705	1,124,816
Grounds	1-23	2,856,140	188,108	450,643
Buildings	1-65	117,364,543	718,122	6,570,803
Roads	1-18	8,357,779	655,966	1,815,143
Lakes	1-38	4,271,991	315,861	762,458
Pools and courts	1-31	7,858,277	348,584	1,062,492
Professional services		32,910	81,633	
		\$ 148,541,946	\$ 3,889,550	\$ 12,168,990
March 31, 2022				
Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2022 Funding Requirement	Components Of Fund Balance at March 31, 2022
Vehicles	1-23	\$ 1,753,430	\$ 288,454	\$ 363,927
Furniture and Equipment	1-25	5,213,210	784,634	1,013,952
Grounds	1-24	2,754,019	177,898	430,537
Buildings	1-66	117,324,062	711,079	6,240,367
Roads	1-19	8,357,943	574,147	1,721,967
Lakes	1-40	4,234,754	264,296	634,865
Pools and courts	1-32	7,697,882	377,763	1,046,717
Professional services		31,627	30,612	
		\$ 147,366,927	\$ 3,208,883	\$ 11,452,332

**THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SCHEDULE OF CHANGES IN RESERVE FUND BALANCES
ASSOCIATION ASSETS**

Years Ended March 31, 2023, and 2022
(Unaudited)

See Independent Auditors' Report

March 31, 2023				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges to Fund	Components of Ending Fund Balance
Vehicles	\$ 363,927	\$ 102,220	\$ 83,512	\$ 382,635
Furniture and Equipment	1,013,952	821,412	710,548	1,124,816
Grounds	430,537	277,641	257,535	450,643
Buildings	6,240,367	432,661	102,225	6,570,803
Roads	1,721,967	144,351	51,175	1,815,143
Lakes	634,865	404,376	276,783	762,458
Pools and courts	1,046,717	63,888	48,113	1,062,492
Professional services		35,686	35,686	
	\$ 11,452,332	\$ 2,282,235	\$ 1,565,577	\$ 12,168,990
March 31, 2022				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges to Fund	Components of Ending Fund Balance
Vehicles	\$ 339,384	\$ 102,042	\$ 77,499	\$ 363,927
Furniture and Equipment	989,467	266,197	241,712	1,013,952
Grounds	422,372	20,570	12,405	430,537
Buildings	5,960,434	401,528	121,595	6,240,367
Roads	1,601,308	195,023	74,364	1,721,967
Lakes	596,383	290,829	252,347	634,865
Pools and courts	996,809	66,312	16,404	1,046,717
Professional services		58,007	58,007	
	\$ 10,906,157	\$ 1,400,508	\$ 854,333	\$ 11,452,332

Using the Association assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2024, the required assessment for 100% funding would be \$3,889,550. The Board of Directors approved assessing, in fiscal year ending 2024, 39% of the amount recommended by the study. Accordingly, approximately \$1,501,760 of assessments has been included in the fiscal year 2024 budget. Based on projected expenditures and the stated contributions for fiscal year ended 2024, Association asset reserves are projected to total approximately 79% of the study's recommended reserves on March 31, 2024.

**THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS
AND REPLACEMENTS - WATER AND SEWER SYSTEM ASSETS**

March 31, 2023, and 2022
(Unaudited)

See Independent Auditors' Report

The following tables, as well as the tables on page 29, are based on the study of the water and sewer system assets and presents significant information about the components of common property in the water and sewer system reserve fund described in Note (H).

March 31, 2023				
Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2023 Funding Requirement	Components Of Fund Balance at March 31, 2023
Vehicles	6	\$ 116,662	\$ 13,493	\$ 21,840
Furniture and Equipment	1-27	1,621,992	93,877	143,119
Buildings and Plant	10-52	4,545,889	53,992	293,698
Lift Stations	15-34	8,462,909	108,999	634,660
Treatment and Disposal	1-36	7,304,179	289,841	792,700
Water System	1-30	11,740,027	357,951	1,276,504
Mains, Manholes and Hydrants	1-1	63,128	68,041	
Professional services		31,928	37,113	
		\$ 33,887,254	\$ 1,023,307	\$ 3,162,521

March 31, 2022				
Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2022 Funding Requirement	Components Of Fund Balance at March 31, 2022
Vehicles	3-7	\$ 116,723	\$ 11,161	\$ 21,022
Furniture and Equipment	1-23	1,597,321	68,366	110,193
Buildings and Plant	6-53	4,531,794	52,681	282,596
Lift Stations	16-35	8,462,457	100,877	610,581
Treatment and Disposal	1-37	7,303,621	251,745	762,604
Water System	1-31	11,513,436	415,456	1,258,004
Mains, Manholes and Hydrants	1-1	61,290	65,816	
Professional services		31,627	30,918	
		\$ 33,618,269	\$ 997,020	\$ 3,045,000

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

Years Ended March 31, 2023, and 2022
(Unaudited)

See Independent Auditors' Report

March 31, 2023				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges & Reductions to Fund	Components of Ending Fund Balance
Vehicles	\$ 21,022	\$ 818		\$ 21,840
Furniture and Equipment	110,193	36,265	\$ 3,339	143,119
Buildings and Plant	282,596	11,102		293,698
Lift Stations	610,581	24,079		634,660
Treatment and Disposal	762,604	46,117	16,021	792,700
Water System	1,258,004	147,482	128,982	1,276,504
Mains, Manholes and Hydrants		53,926	53,926	
Professional services		27,672	27,672	
	\$ 3,045,000	\$ 347,461	\$ 229,940	\$ 3,162,521

March 31, 2022				
Components	Components Of Beginning Fund Balance	Additions to Fund	Charges to Fund	Components of Ending Fund Balance
Vehicles	\$ 31,668		\$ 10,646	\$ 21,022
Furniture and Equipment	124,339	\$ 84,185	98,331	110,193
Buildings and Plant	261,649	20,947		282,596
Lift Stations	565,458	45,123		610,581
Treatment and Disposal	711,703	66,146	15,245	762,604
Water System	1,135,183	122,821		1,258,004
Mains, Manholes and Hydrants		20,966	20,966	
Professional services		5,874	5,874	
	\$ 2,830,000	\$ 366,062	\$ 151,062	\$ 3,045,000

Using the water and sewer system assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2024, the required assessment for 100% funding would be \$1,023,307. The Board of Directors has approved assessing, in fiscal year ending 2024, 34% of the amount recommended by the study. Accordingly, approximately \$349,500 of assessments has been included in the fiscal year 2024 budget. Based on projected expenditures and the above assessment level for fiscal year ended 2024, water and sewer system asset reserves are projected to total approximately 79% of the study's recommended reserves on March 31, 2024.

SATURDAY, SEPT. 30TH | GIANT GAMES | PAVILION, 11 A.M.

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

Looking into October...

FALL FEST WEEKEND | OCT. 7-8TH

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

WOODHAVEN HALLOWEEN WEEKEND | SATURDAY, OCT. 21ST

Join us Saturday, October 21st for our Halloween events at Woodhaven. Kicking things off will be our Children's Halloween Party! Stop by for some exciting party games, treats, & more! After the party make your way up the Open Market path for Trunk or Treat! This family favorite keeps growing every year, decorate your car to hand out candy, or get in line to participate! This event is fun for all! And don't forget lot to lot Trick or Treating later in the day. You won't want to miss this Spooky Fun weekend! *Exact times for these events are TBD*

BOOHAVEN ANNUAL 3K/5K | SUNDAY, OCT. 22ND

Our Annual Boohaven 5K Run & 3K Walk will utilize our gravel recreation path. All ages are welcome!! All those registered by Monday, October 2nd will be GUARANTEED a commemorative t-shirt on race day! Each participant will receive a goodie bag on the day of the race! Walk-in registration will be accepted. Check-in time is 8 a.m. on race day; 5K will leave at 9 a.m. with 3K departing immediately following.

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e-bike rules & safety tips

With the recent addition to our Rules & Regulations regarding e-Bikes, the Board of Directors wanted to provide some safety tips to those wishing to enjoy the use of electric bicycles at Woodhaven Lakes

Rules & Regulations - Article II, Section 1, G.

Low-Speed Electric Bicycles (e-Bikes). The State of Illinois recognizes three classifications of low-speed electric bicycles. They are:

- "Class 1 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
- "Class 2 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.
- "Class 3 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

1. Class 1 low-speed electric bicycles, as defined in the Illinois Vehicle Code, are recognized and allowed to be operated as a bicycle within Woodhaven.
2. Class 2 and Class 3 low-speed electric bicycles are prohibited from operating within Woodhaven.

most tips are also applicable to regular bicycle use - always ride with traffic, wear a helmet, and be aware of your surroundings

Wear a Helmet
wearing a helmet reduces the risk of head injury by 70%

Be Visible & Safe
wear hi-vis clothing and proper footwear

Ride on the right side of the road and obey all traffic safety devices

Follow the Rules of the Road

Watch your speed, brake early, and share the trails

Be Aware of Pedestrians

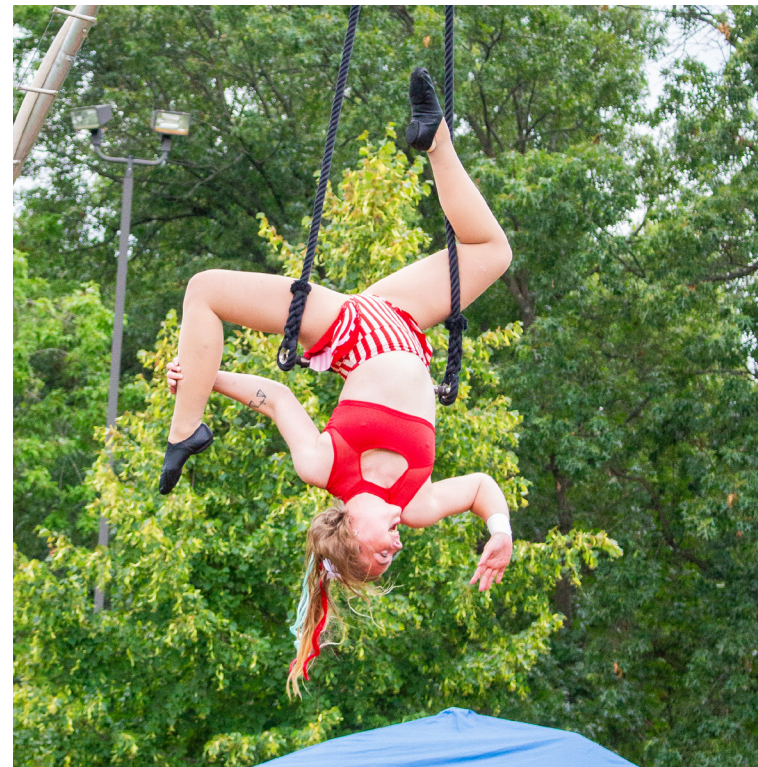
Keep Battery Charged
only use a charger rated for your battery

e-bikes are heavier than traditional bikes and require more effort to stay upright

Mount & Dismount Carefully



MAIN EVENT WEEKEND



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GRI

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Broker/Owner
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Tonja Greenfield,
Broker

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tmg1973@gmail.com



Lisa Maher,
Broker

773-459-5472
lisamaher@
erbesrealty.com



Sec 1, Lot 109 - \$82,500 Sec 2, Lot 10 - \$40,900 Sec 2, Lot 55 - \$169,900 **REDUCED** Sec 2, Lot 203 - \$72,000 Sec 2, Lot 223 - \$35,000 Sec 2, Lot 251 - \$52,000



Sec 3, Lot 33 - \$35,400 Sec 3, Lot 149 - \$35,000 Sec 3, Lot 161 - \$66,000 **REDUCED** Sec 4, Lot 120 - \$36,999 Sec 5, Lot 34 - \$39,000 Sec 5, Lot 54 - \$18,000



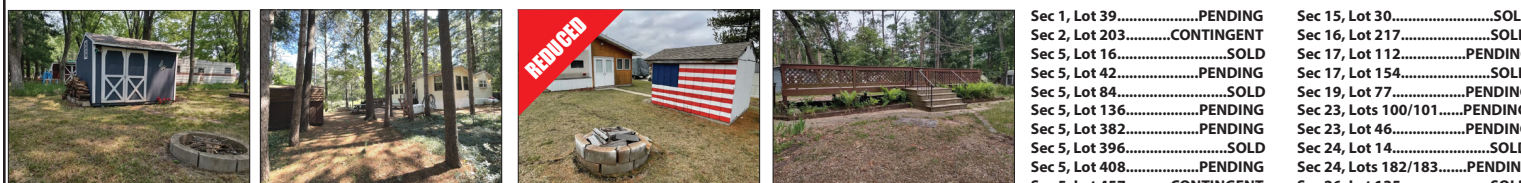
REDUCED Sec 5, Lot 80 - \$14,000 Sec 5, Lot 156 - \$38,500 Sec 5, Lot 158 - \$38,700 Sec 5, Lot 375 - \$14,900 Sec 5, Lot 428 - \$35,000 **REDUCED** Sec 7, Lot 59 - \$44,950



REDUCED Sec 7, Lot 87 - \$40,700 **REDUCED** Sec 7, Lot 94 - \$15,900 Sec 7, Lot 186 - \$86,500 Sec 7, Lot 205 - \$10,000 Sec 8, Lot 48 - \$43,000 **REDUCED** Sec 8, Lot 53 - \$32,900



Sec 9, Lots 30 & 31 - \$92,000 Sec 9, Lots 49 & 50 - \$55,000 Sec 9, Lot 221 - \$19,000 Sec 10, Lot 80 - \$14,000 **REDUCED** Sec 10, Lot 133 - \$12,000 Sec 11, Lot 14 - \$15,000



Sec 11, Lot 239 - \$17,500 Sec 11, Lot 275 & 276 - \$99,999 **REDUCED** Sec 13, Lot 100 - \$39,000 Sec 15, Lot 140 - \$22,900

Sec 1, Lot 39.....PENDING
Sec 2, Lot 203.....CONTINGENT
Sec 5, Lot 16.....SOLD
Sec 5, Lot 42.....PENDING
Sec 5, Lot 84.....SOLD
Sec 5, Lot 136.....PENDING
Sec 5, Lot 382.....PENDING
Sec 5, Lot 396.....SOLD
Sec 5, Lot 408.....PENDING
Sec 5, Lot 457.....CONTINGENT
Sec 7, Lot 202.....SOLD
Sec 10, Lot 182.....PENDING
Sec 10, Lot 312.....SOLD
Sec 11, Lot 293.....PENDING
Sec 13, Lot 96.....PENDING
Sec 15, Lot 30.....SOLD
Sec 16, Lot 217.....SOLD
Sec 17, Lot 112.....PENDING
Sec 17, Lot 154.....SOLD
Sec 19, Lot 77.....PENDING
Sec 23, Lots 100/101.....PENDING
Sec 23, Lot 46.....PENDING
Sec 24, Lot 14.....SOLD
Sec 24, Lots 182/183.....PENDING
Sec 26, Lot 135.....SOLD
Sec 26, Lot 218.....PENDING
Sec 28, Lot 135.....CONTINGENT
Sec 29, Lot 134.....PENDING
Sec 29, Lot 370.....SOLD

****Property status is as of Aug. 1, 2023****

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Kosowski,
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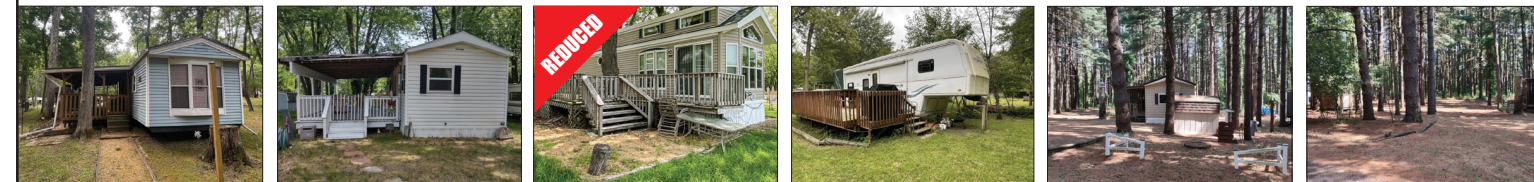
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erbesrealty.com



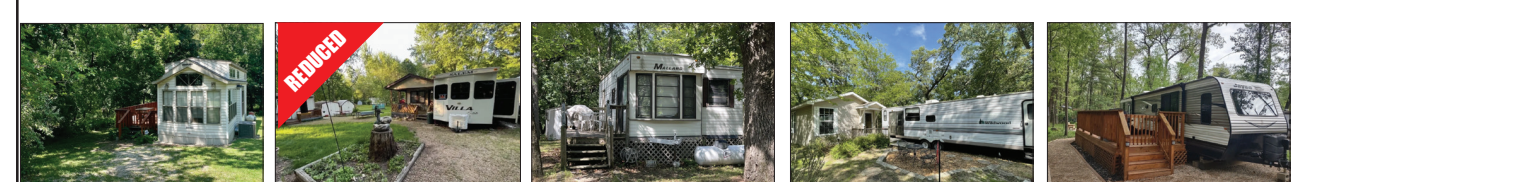
Sec 16, Lot 103 - \$45,000 Sec 16, Lot 152 - \$45,000 **REDUCED** Sec 16, Lot 211 - \$85,000 Sec 17, Lot 96 - \$18,000 Sec 17, Lot 110 - \$45,000 Sec 17, Lot 111 - \$18,000



Sec 17, Lot 202 - \$16,500 Sec 17, Lot 203 - \$22,000 **REDUCED** Sec 17, Lot 286 - \$35,500 **REDUCED** Sec 18, Lot 43 - \$99,900 Sec 19, Lots 89 - \$39,500 **REDUCED** Sec 21, Lot 103 - \$70,000



Sec 21, Lot 272 - \$63,000 Sec 22, Lot 32 - \$45,000 Sec 23, Lot 89 - \$85,000 Sec 23, Lot 92 - \$25,000 Sec 25, Lot 25 - \$72,900 Sec 25, Lot 89 - \$49,000



Sec 26, Lot 153 - \$58,500 **REDUCED** Sec 26, Lot 235 & 236 - \$80,000 Sec 27, Lot 57 - \$29,900 Sec 27, Lot 58 - \$49,900 Sec 27, Lot 97 - \$54,000

**Thinking of Selling? Wanting to Buy?
Give one of our
Agents a Call!**

Commercial Listings



10 N US Hwy 34,
Mendota

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. Downstairs seats around 230 and upstairs seats around 70 people.

Residential Listings

556 DRY GULCH RD., AMBOY.....PENDING.....\$315,000
136 N. MASON, AMBOY.....SOLD.....\$32,500

Land to Build On



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

315 Platte
Dr., Dixon
\$5,500



00 Liberty/
Prospect St.,
Arlington
\$15,900

702-704
Mississippi
Dr., Dixon
\$10,000



Fall Trout Stocking

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

Inland Trout Stamp.

The season will officially open at 6 a.m. on the Saturday of Fall Fest weekend, October 7. The lakes that receive trout will be closed once the fish are stocked so NO fishing will be allowed on these lakes once the trout are released until the designated opening time. "No Fishing" signage will be posted on the lakes once the fish are stocked into the lakes.

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

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

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

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

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

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

Article 5, Section 4 (F, G & H) state: F.) "All unauthorized boats shall be removed from common property, designated lake access 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 that 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 during these events. By having the section/lot number affixed to the watercraft, it makes locating or returning the watercraft possible.

It has been noted that a number of watercrafts on the storage areas and on the lakes do not have current Illinois Department of Natural Resources registration stickers. All watercraft powered by motor or sail are required to be registered. This is a State of Illinois law and in Woodhaven's Rules and Regulations. Please check your watercraft to be sure it has the required current registration before placing it in the storage area. Canoes, kayaks, and paddleboats are not required to have a registration.

Deer Management Meeting

A Deer Management Committee meeting has been scheduled for Saturday, August 26 at 11:30 a.m. in the Rec Plex Multi-Purpose Room. This meeting will be followed a Town Hall Meeting at 1 p.m. by a presentation from a fish and wildlife consultant relating to deer ecology and problems associated with large deer numbers in an area. Anyone wanting to learn more or who has questions about progress on this topic is invited to come.

WOODY SAYS.....



It's time to start thinking about winterizing!

DAILY CATCH LIMITS AND RULES - 2023

- Woodhaven Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater.
- Bass Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater.
- Pine, Sunset, Black Oak, Hidden & Bluegill lakes** - 1 largemouth bass/day, 14 inch minimum length limit.
- All Lakes** - 15 fish combined catch limit on bluegill and redear species.
- All lakes** - 15 fish limit on crappie
- All Lakes** - 4 fish limit on channel catfish.
- All lakes** - return grass carp to the lake
- All lakes** - No limit on common carp, bullhead, and green sunfish species.
- All lakes** - NO MINNOWS: using live minnows can introduce unwanted species/organisms into our lakes.
- No harvesting of turtles.** This is geared mainly towards snapping turtles in which populations have been declining in the State over the years due to overharvest.
- 2 poles and line only in the water at a time for all the lakes on property.** With this restriction, anglers would be allowed to have multiple poles but only 2 lines in the water at a given time.
- No unattended fishing devices allowed at any time on any of the lakes.** Unattended devices can cause mortality to fish and turtles that should be released if undersize as well as interfere with boaters using the lakes.
- No trotline or jug fishing on any of the lakes.** Given our fisheries are recreational, I believe these devices are damaging to our fisheries and interfere with boaters using the lakes.

IF YOU NEED THE SPACE, WE'VE GOT THE PLACE!

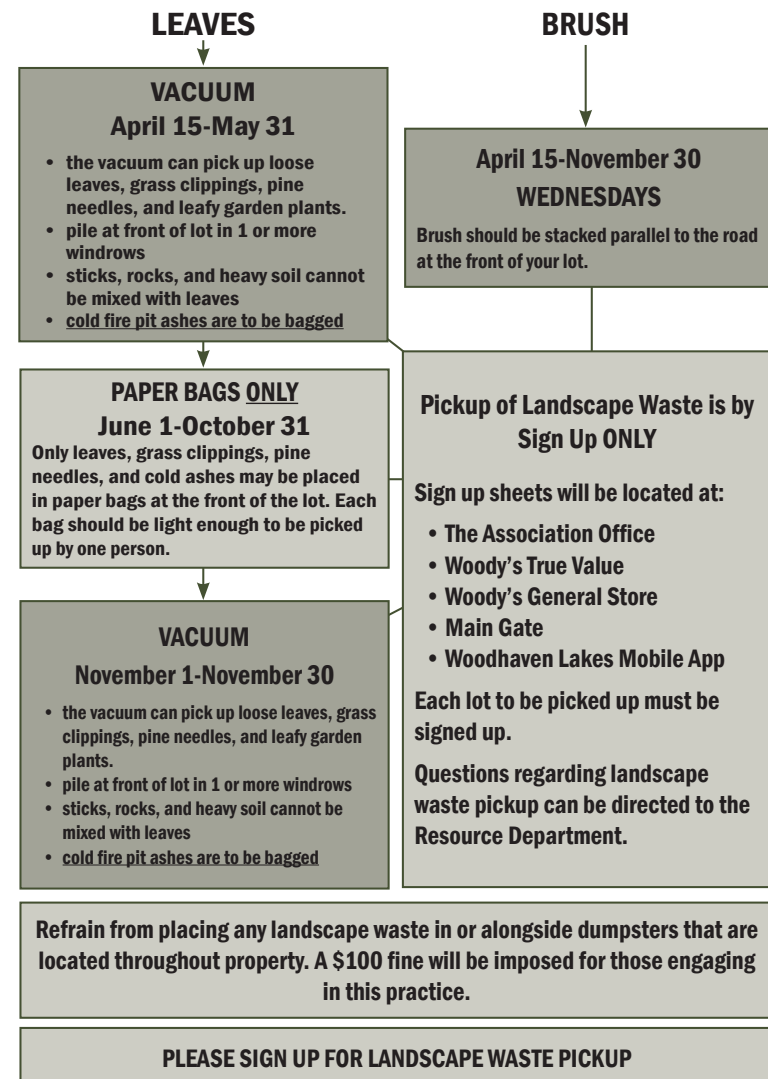
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LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



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The ESAC Department is frequently questioned by Property Owners who have received a letter from our office regarding discrepancies on their lot, why they have been cited, but a lot which is much worse than theirs has not?

While it may appear a violation on a property has not been addressed by the ESAC Department, the majority of the lots noted to us have already been identified by our office. To give you a better understanding of the steps ESAC must take in working toward compliance with a Property Owner, the following is a brief outline of the process:

1. An issue is found on a property by an ESAC Inspector. At this time, a letter is generated to the Property Owner noting the discrepancy on their lot and the need for correction within 30 days of the date of the letter or for the Property Owner to contact our office for additional time to correct if needed. The letter is not a citation, but a notification that an issue has been identified.
2. If the Property Owner has not contacted our office within the 30 days, a follow up inspection is made by an ESAC Inspector. If the violation noted on the letter has not been corrected, a Warning Citation is issued to the Property Owner. This citation does not have a fine and acts as a reminder an issue still needs to be corrected. Again, the Property Owner is allowed 30 days to contact the ESAC Office to request additional time for compliance if needed.
3. If the Property Owner has not contacted the ESAC office within 30 days from the date the Warning Citation was issued, another follow up inspection is made by an ESAC Inspector. If the violation originally noted still has not been corrected, a First Citation with a fine is issued.
4. If the Property Owner has not contacted the ESAC Office within 30 days from the date the First Citation was issued, another follow up inspection is made by an ESAC Inspector. If the violation remains, a Second Citation with a fine is issued.
5. If the Property Owner still has not contacted the ESAC Office within 30 days from the date the Second Citation was issued, another inspection is made by an ESAC Inspector. If the violation has not been corrected, a Third Citation with a fine is issued.

6. A check of the violation is made by an ESAC Inspector no less than 30 days from the date the Third Citation was issued. If the Property Owner has not corrected or contacted the ESAC Office, a Fourth Citation is issued. A Fourth Citation requires an automatic review by the ESAC Board of Review. The Board of Review determines the fine to be assessed for the Fourth Citation. Typically, the Board will recommend a date at which time the violation needs to be corrected. If not corrected, the Property Owner could incur a higher fine and possible suspension of privileges until the violation is corrected. The Board of Review's recommendation is passed to the Board of Directors for a final decision.
7. A check of the lot is made based on the date to be corrected as determined by the Board of Directors. If at that time, the violations have not been corrected, the fine imposed by the Board of Review and Board of Directors is applied. The property will then be reviewed every six months to determine if the property is deteriorating to the point of nuisance abatement.
8. At any time prior to the issuance of the Fourth Citation, a Property Owner can contact the ESAC Office to discuss their plans for compliance and a possible extension. When an extension is requested, a Violation Correction Agreement noting the agreed upon timeframe for compliance is sent to the Property Owner for them to sign and return to the ESAC Office.

As you can see, the process is a lengthy one if the Property Owner is unwilling or unable to comply with making the necessary repairs to their property in a timely fashion. The reasons Property Owners fail to contact us or correct the issues on their lot are many and varied. The ESAC Department must be sure all Property Owners are given due process and the opportunity to correct. We certainly understand the perception the department is not pursuing violations on a property when in reality, they are being addressed and likely on one of the citation levels. Hopefully, this short synopsis will help you to more fully understand how the violation process works.



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 SATURDAY 8 AM-11 AM
 SUNDAY 8 AM-11 AM

CAMPSTOVE RESTAURANT SEPTEMBER WEEKDAY HOURS:
 FRIDAY 8 AM-11 AM
 *LIMITED MENU - TAKE OUT/SELF SERVICE DINE IN

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 SUNDAY 8 AM-1 PM
 FRI. 9/1 -SUN. 9/3 8 AM-10 PM
 MONDAY 9/4 8 A.M.-2 P.M.

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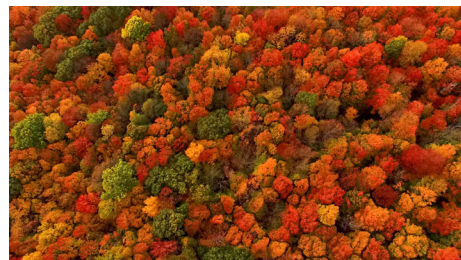
Woodhaven Lakes Exclusive! 15% OFF 10% OFF Any Order of \$25 or More
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THE NATURALIST CORNER

alyssa rod, nature center coordinator

September, when summer starts to leave us, and autumn peaks around the corner. The Autumnal Equinox will be Saturday, September 23 this year at 1:49 a.m. Central Time.

This is when day and night are of equal length and autumn officially starts. Temperatures start to get cooler, plant life slows down, bugs start to hide, and the leaves start to change colors. It's a beautiful time of the year after the intense summer heat!



Visit us on Facebook! The Nature Center now has a Facebook page. Visit us at "Woodhaven Lakes Nature Center" to find out more about upcoming programs and activities, learn more about our local nature, and so much more!

September at the Nature Center: Sail over to the Nature Center this month to find out about the creatures of the deep sea. This is the final installation to our Deep Sea display which will reach the deepest point, 6.8 miles at the Challenger Deep, including some of the deepest sea creatures! We also have a new exhibit on Wild Weather, so stop by to learn a little about severe weather conditions. Make sure to stop by the Nature Center every weekend this month to join us in creating a free nature craft. This month we'll be preparing for Fall Fest in October so make sure to mark it on your calendar to visit us then!

Dave DiNaso's Traveling World of Reptiles

Saturday, September 2

11:30 a.m. - 12:30 p.m. and 1 p.m. - 2 p.m.

Nature Center Pavilion

Did you know that snakes are not slimy? Have you ever seen a lizard lick its eye? Reptiles and amphibians, both large and small, will slither, crawl, and hop their way into your lives during this educational, funny, and interactive program. Live snakes, tortoises, lizards, frogs, and more, will be here for this "hands-on" program. By the end, you'll love these critters just as much as our presenters! Please bring your own chairs or blankets.

Nature Center Farmers Market

Saturday and Sunday, September 2 and 3

Nature Center open hours | Basket Giveaway at 3 p.m. Sunday

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

MINI - Nature Center Farmer's Market

Saturday, September 16 - 10 a.m. - 4 p.m.

Sunday, September 17 - 9 a.m. - 3 p.m.

Nature Center Front Yard

Stop by for a sweet honey treat! Johnson's Honey Farm will be set up in the Nature Center yard selling your favorite honeys, Amish treats, and more over the weekend.

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

This month we'll focus on a bug species that appears more frequently in fall: Praying Mantids (Mantidae spp). Mantids are a group of insects that look like they are "praying" when their front legs are resting. They are typically long, narrow bugs with raptor-like front legs covered in sharp spines for catching and holding prey. They also have triangular heads with large eyes. Mantids can be found all around Woodhaven in various habitats. There are about 1,800 species of mantids around the world, on every continent minus Antarctica. Only 20 species occur in the United States and 3 in the upper Midwest. The name Mantid is the plural version of Mantis.



The world's Praying Mantids can grow anywhere from 0.4 to 18 inches long depending on the species. They live about one year in the wild. Mantids are carnivores, eating mainly all types of bugs, with larger ones eating frogs, lizards, and small birds. They are ambush predators, waiting for prey to get close, or by walking slowly towards prey. After mating in fall, the females lay dozens to hundreds of eggs (depending on species) in a frothy secretion attached to a plant stem that hardens into a styrofoam-like egg case (ootheca). The adults will die a few weeks later. The eggs overwinter and hatch in the spring.



Ootheca (egg sac)

Praying Mantids are a good bug for our ecosystems. They eat insects that are often considered pests, like grasshoppers, mosquitos, flies, moths, and beetles. Of the three species found in our area, only one is native while the other two are non-native. The native species is the smallest, the Carolina mantid (*Stagmomantis carolina*). Most often it is a mottled, dusty brown color and grows only two inches long with long antennae. The non-natives are the European mantid (*Mantis religiosa*), a pale green color and about three inches long; and the Chinese mantid (*Tenodera aridifolia*), growing three to five inches long and a bright green or light brown to tan, or a combo of those colors. These last two were introduced to North America from other parts of the world in the late 1800s either accidentally or as garden predators.

Fun fact: Mantids are masters of disguise! Several species are known to camouflage themselves to look like the nature that surrounds them. Some look like large green leaves, dead leaves, tree branches, or even flowers like orchids.



Orchid Mantid

Leaf Mantid

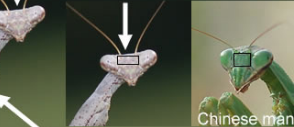
ADULT

Long, thin antennae on triangular head

Mottled brown, gray, or green camouflaged body

Wings only reach 2/3 the length of the abdomen

Face plate rectangular, not square



Chinese mantid



European mantid

No spot on inside of grasping front legs

NATURE CENTER HOURS:

September Nature Center Hours Through Labor Day:

Saturday: 10:00 a.m. - 5:00 p.m.

Sunday, Monday, Wednesday, Thursday, Friday: 9:00 a.m. - 3:00 p.m.

Tuesday: CLOSED

September Nature Center Hours After Labor Day:

Saturday: 10:00 a.m. - 3:00 p.m.

Sunday: 10:00 a.m. - 2:00 p.m.

Monday through Friday: CLOSED

Licensed Wildlife Control, LLC



Beaver • Raccoon

Groundhogs • Bats

Skunk • Moles • and More!

Art Albee

815.857.3989 | 815.535.2882 | artalbee@hotmail.com | Amboy

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Sublette, IL



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Steaks, Chops,
Brats, & more for
tasty grilling!

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

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



10 Minutes From Woodhaven
in Sublette, Rt 52



705 Illinois Ave. Mendota, IL 61342

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Over 39 Years Experience

WE HAVE COMPLETED OVER 300 ROOFS IN WOODHAVEN ALONE!



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AUTHORIZED CONTRACTOR. NRCA • BBB

MAKE YOUR TRAILER A RESORT

WELCOME BACK

SLEEPERS - EZ LOUNGERS - FUTONS - MATTRESSES
INCLUDING SHORT QUEENS AND OTHER SIZES.

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BAKER INSURANCE

INSURANCE PROTECTION FOR WOODHAVEN PROPERTY OWNERS

Dear Woodhaven Property Owner,

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

Some benefits of this program include:

- All-risk protection including wind, fire, lightning, etc.
- Coverage for your personal effects, shed, deck, etc.
- Liability protection for your lot and trailer
- Special Discounts if you are 50 years of age.
- Replacement cost option on your trailer.

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



Julie (Baker) Morey
Agent

815.822.4696
jmbakerins@gmail.com

WOODY *True Value* HARDWARE

Advertised Bargains and Hours of Operation are for September Only

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

Labor Day Weekend
Sat. & Sun.: 8 a.m.-6 p.m.
Monday: 8 a.m.-2 p.m.

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

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

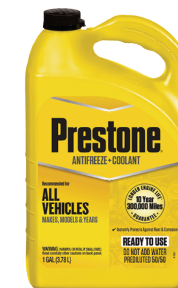
BARGAINS OF THE MONTH®



159.99
Weber®
22 in. Original Kettle
Slate Charcoal
Grill T 113 447 1



8.99
YOUR CHOICE
Feathered
Friend® or
True Value®
Wild Bird Food
L 110 407; 501 272



10.99
Prestone®
1 gal. 50/50 Prediluted
Antifreeze/Coolant
H 674 525 F6



27.99
DeWALT®
40 pc. Impact
Ready® Screwdriver
Set R 177 359 B5



27.99 SALE PRICE
-4.00
REBATE*

Zinsser®
1 gal. Bulls Eye 1-2-3®
Primer P 669 630 B4 *Not eligible
for TVR Instant Rebate. Limit 5 per offer.



8.99
YOUR CHOICE
Homepointe®
12-pk. Mason Jars
W 105 010, 012 B2



24.99
Rubbermaid®
32 gal. Roughneck
Trash Can W 133 884 F8



39.99
NEBO®
Davinci LED
Rechargeable
Flashlight E 103 374 B4

Consumer responsible for taxes. While supplies last.

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



Sale ends 9/30/23

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

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



815-849-5476

Please call for an appointment

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

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

NEW

2/203	\$72,000
4/87	\$16,500
4/115	\$30,000
5/170-1	\$53,000
6/113	\$36,900
7/57-8	\$69,900
9/32 & 33	\$74,900
10/35	\$11,500
11/124	\$69,990
14/27	\$18,000
17/114	\$43,900
21/91	\$94,000
22/24	\$47,000
24/228-9	\$84,300
25/84	\$90,000
26/250	\$17,500
27/34	\$34,000
27/87	\$47,500
27/91	\$24,000
27/119	\$59,000
29/297	\$24,000

1/29	\$25,000
1/65	\$109,900
1/139	\$48,900
2/123-4	\$64,900
2/141-2	\$26,900
3/39	\$59,000
3/46-7	\$50,000

CLOSED

4/114	17/37 & 68
7/125	17/103
9/129	19/91
9/178	21/86
10/52	21/174
10/153-4	21/176
10/313	22/87
11/220	24/223
11/247	24/239
13/97	26/6
14/105	26/25
16/17	27/107
16/147	

4/175	\$18,000
5/28	\$59,999
5/125	\$40,000
5/348	\$24,000
5/349-50	\$72,900
5/458	\$73,000
6/7	\$29,900
6/13	\$10,900
6/20	\$31,000
6/172	\$45,000
7/140	\$59,000
8/91-92	\$154,900
9/73	\$24,500
10/90	\$44,900

10/106	\$39,999
10/114-5	\$45,000
11/40-1	\$33,000
11/61	\$34,000
11/96	\$23,500
11/172-3	\$24,900
11/176	\$19,000
12/25	\$41,900
13/110	\$10,600
15/50	\$36,000
15/60	\$44,900
16/87	\$42,500
16/204	\$79,000
17/3	\$16,500
17/100	\$23,500
17/158	\$84,900
18/78	\$19,800
19/102	\$32,000
20/37	\$23,500
21/268	\$36,000
22/120	\$43,900
25/13-4	\$54,000
25/126	\$58,500
25/132	\$15,000
27/42	\$55,000
27/54	\$68,200
27/104	\$41,000
29/5	\$25,000

29/19	\$18,900
29/118	\$86,000
29/210	\$50,000
29/250	16,500
29/383	\$17,500



Reduced | **Contingent/Pending**

Information Last Updated 8/14/23



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



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



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



Bonita Willis | ePRO, C2EX, AHWD, Designated Managing Broker