

WOODHAVEN NEWS

DECEMBER '23 | VOL. 40 NO. 11



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MESSAGE FROM THE BOARD



Fall is my favorite time of the year. As I am writing this, breathtaking colors of yellows, golds, oranges, and deep reds dot the canvas that nature paints for us in the fall. The north wind brings chilly evenings and cool, breezy days. Hoodies and flannel shirts replace swimsuits and shorts. The crisp nights bring out thousands of stars as we sit by the campfire, trying to catch that first shooting star of the night. Baseball hats are replaced with football jerseys, and grills full of hamburgers make way for crockpots full of chili. It's a time when farmers harvest their crops, fishermen wet their lines for the last time, naturalists take that last hike in nature's playground, and hunters take to the field before old man winter takes control.

I live for the fall. My name is John Shefcik, and I am a proud member of the Board of Directors. I was elected last year to fill the large shoes left behind when Ivan Martinez took a break after a long term serving the Woodhaven Association. Prior to serving on the board, I had previously participated on the finance and the AORC committees, and I currently Co-Chair the Deer Management Committee along with my fellow Board Member Harry Koppel. I have been fortunate to call Woodhaven my second home for almost 40 years. My parents purchased here in the early 80s, and my in-laws purchased here in the late 70s. My wife and I grew up here, and now we have been Property Owners for almost 20 years. Woodhaven, for my family and me, is more than just a place to go in the summer; it has been an integral part of our lives and creating memories that will last a

lifetime. Whether it was waiting with my mom outside on the porch of the country kitchen on Saturday nights for our order of the best broasted chicken around, being taught by Mr. Notley how to fly fish at the bait shop, or watching my son catch one of those few coveted monster trout that are mixed in with the rest of the trout every Fall Fest, these memories will last forever. Growing up here, I watched as our parents sat around the campfires with our neighbors while we played flashlight tag lot to lot. Back then, it was canvas tents, pop-up trailers, and small Coachman pull-behinds, and friends quickly became family.

Over the last 40 years, I've watched Woodhaven transform from a simple campground to a wonderful community. This is the reason I began to volunteer at Woodhaven. I wanted to give back to the place that has given my family and me so much for so long. I retired two years ago after almost 30 years in law enforcement and even though my wife made me go back to work part-time because I was driving her insane at home, I still have the time that allows me to contribute more and more to Woodhaven.

November marks the beginning of the holiday season. At the end of the month, we will sit with our families and give thanks for the blessings we have. When you get an opportunity, please thank those who worked extremely hard all year to make Woodhaven Lakes the wonderful place that it is. Their dedication to Woodhaven Lakes is unmatched. From our administrators and managers who make operations work seamlessly to the

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

ASSOCIATION OFFICE/ESAC

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

CLOSED: December 22 (at noon) - January 2

WOODHAVEN LAKES REALTY

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

CLOSED: December 22 (at noon) - January 2

WOODY'S TRUE VALUE

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

CLOSED: December 24 - December 26

CLOSED: December 31 & January 1

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

LAKEVIEW

Daily | 7 a.m.-Dusk

LAUNDROMAT

24 hours

CLOSED FOR THE YEAR

- Family Center
- Pools & Beach
- Rec Plex
- General Store
- Nature Center
- Bait Shop

**COMFORT STATIONS OPEN FOR THE WINTER:
3, 10, 17, & 25**

IMPORTANT PHONE NUMBERS

Association Office Main Number815-849-5209
Public Safety Main Gate815-849-5915
Woodhaven Lakes Realty815-849-5476
ESAC815-849-5371
General Store815-849-5189
Service Center815-849-5107
Woodhaven Utilities.815-849-5718
Lee County Treasurer815-288-4477
Lee County Recorder815-288-3309

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

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

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

janitors who clean the comfort stations, from our public safety officers to our waitresses at the restaurant, all of our Woodhaven employees go above and beyond to make Woodhaven such a special place. They truly love Woodhaven Lakes as much as we Property Owners do.

This year alone, our lifeguards made an incredible 59 saves at the pools or the beach during the swimming season. Our maintenance department spent 675 man hours cleaning up the damage in the areas that were affected several days after the March tornado, and they did an excellent job in such a short amount of time. Our public safety officers have answered a total of 886 calls and driven 61,718 patrol miles this year, keeping us safe. They are currently conducting their annual lot walks and have already conducted 2,643 lot checks, finding several trailers and sheds open. All of our employees, from our ESAC department to our part-time seasonal employees, are wonderful people who do an excellent job and take pride in what they do. I hope you will make an effort to thank them for what they do here.

Our volunteer committee members and Board members work tirelessly, giving up their free time to make sure that Woodhaven remains special, not only now, but for the future and should be appreciated for what they do. From our section representatives to our Board of Directors, our volunteers, with the input of the ownership, help continue to guide the Woodhaven Lakes in the right direction. They give up their weekends during the spring and summer and sacrifice their evenings in the Fall and Winter without a thought, and their dedication to Woodhaven is unwavering.

In the aftermath of the tornado, the Woodhaven community again came together and volunteers put their time and effort into helping those owners clean up storm damage who were directly affected by the tornado. It was truly an amazing and awesome sight. So when you do come across one our Woodhaven's greatest asset, these volunteers, please thank them for they have done and will continue to do.

This year the Board of Directors voted to create an AD HOC Deer Management Committee. This committee was formed due to the concern of several Property Owners about the deer population in Woodhaven becoming overpopulated and damaging some of the landscape on their property. But the importance of

this committee goes far beyond just deer eating too many Hostas on our lots. Within the last few years, Lee County was added to the growing number of counties that have had deer tested positive for CWD, or Chronic Wasting Disease.

The CWD found in Lee County was from deer that were harvested during hunting season outside of West Brooklyn, Illinois. Unfortunately, there is no cure for CWD once a deer contracted it and it is always fatal to the deer. As of now, there have not been any deer found with the illness inside Woodhaven Lakes or the immediate surrounding area, and we hope that it never reaches here.

There will be hard questions that need to be addressed and tough decisions to make, and CWD is not the only concern that the committee has. EHD, another deadly deer disease that has been prevalent in central and southern Illinois, is also a major concern, as is whether or not Woodhaven can support our growing deer population. One thing is for sure: there will be no easy answers to this issue.

Our Owners are passionate about Woodhaven Lakes' nature, and this has quickly become a hot topic. Please remember that the first priority of this committee is for the health of our deer population. We all love seeing deer throughout Woodhaven Lakes and it is our responsibility to be good stewards of nature and strong conservationists to make sure to do everything we can to keep our deer herd healthy. They are truly one of the things we love about our home away from home.

Recently, a survey has gone out to all Property Owners to give you the opportunity to weigh in on the deer population at Woodhaven. Please take the time to fill out the survey. Your input will help the committee in making some of those tough decisions. I would also encourage owners to attend the deer committee meetings to understand the issues Woodhaven Lakes is facing.

Hope you take the opportunity to get out and enjoy the colors of a Woodhaven Lakes fall!!

Have a Happy and Safe Holiday season,
 John Shefcik

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When the Woodhaven Welcome Bear at the front gate gets wrapped in its plastic coat, along with all the other wonderful wood carvings, we know the holiday season is upon us, and a new year is right around the corner. By now, most have winterized and closed their campers for the season and traffic and property usage has slowed considerably. While the on-property recreational activities and events have ended for the year, don't forget to check out our Facebook page during the winter months for new craft videos every Wednesday and trivia or BINGO on Friday evenings with our awesome recreation staff. And when you return in the spring, you should recognize many improvements and changes including new gas pumps at the Service Center, steel siding on the back of Pool 2 bathhouse, a new steel roof on Comfort Station 25, more new road signs, newly planted trees in common areas, a freshly painted pavilion, a renovated playground in Section 22 and a new retaining wall at the Lakeview Building that was further damaged from the tornado last spring.



The most notable change is something you won't see next spring when you return to Woodhaven—the Lakeside Building. This building, which is more than 50 years old and was located on site before Woodhaven was even developed, was closed for most of this past season due to major structural issues. Current plans are for staff to demolish the Lakeside Building this winter with replacement discussions to commence next spring when the Facilities Planning and Finance Committees ramp back up. The Board of Directors is looking for your feedback regarding the replacement of this amenity. We have heard loud and clear that the Laundromat is not the preferred location for the public computers, which is where they were moved when the Lakeside Building was closed. Initial ideas include replacing the building with a dedicated work-out/exercise facility and relocating the public computers to the area of the Lakeview Building where the exercise equipment is currently located. If you have any thoughts, ideas, or recommendations on this subject, please fill out a Speak-Up Sheet for Board review. For more information, check out the Replacement Projects section of the Summary of 2024-2025 Proposed Budget detailed below.



2024-2025 Budget

A summary of the proposed budget presented at the November 11th budget hearing is included in this issue of the Woodhaven News. Please take

some time to review this information and let us know if there are any questions about the budget. The November 11th budget hearing was recorded, and a copy is available to all Owners on Woodhaven's YouTube Page. Links to this recording can be found on Woodhaven's website and Facebook Page. Please do not hesitate to contact us at the Association Office if you are having any difficulties accessing this information.

Approval of the 2024-2025 assessment will be on the agenda for our December 12, 2023, Board Meeting, which will take place at the NIU Campus Facility in Naperville. The meeting will be live streamed, recorded, and posted on Woodhaven's YouTube Page. Comments regarding the budget

and the recommended assessments of \$1,495 for lots with sewer services, and \$1,375 for lots without sewer services can be presented to the Board of Directors at the December 12th Board meeting. As stated, the meeting will be held in Naperville at the NIU Facility and Owners with questions and/or comments can attend the meeting and offer comments during the Member Business from the Floor portion of the meeting. Comments can also be submitted through Woodhaven's Speak Up Sheet program.

Management, Board and Committee members will continue working on the budget, focusing on the line-item monthly projections and five-year operating plans of the Association over the winter months. Our goal is to complete the final 2024-2025 budget for approval at the March 2024 Board Meeting. Property Owners interested in learning more about the budget are encouraged to attend Board, Finance and Facilities Planning Committee Meetings. The times and locations of these meetings are published in the Woodhaven News.

Main Gate Passes

For Property Owners who chose to leave passes at Woodhaven's Main Gate, please remember all passes remaining at the gate on December 1st will be relocated to the Administration Office. They will remain at this location until the Property Owner of record picks them up or provides authorization for a guest to pick them up. Guest authorization must be confirmed by establishing direct contact with an administrative staff member, usually through a phone call. These passes will not be released to a guest without direct confirmation from the Property Owner of record.

Summary of 2024-2025 Proposed Budget

PREPARED BY JEFF HICKEY, EXECUTIVE DIRECTOR

The following is provided to give Owners some information on the development of the fiscal year (FY) 2024-2025 budget. Items within this article were presented and explained in detail at the November 11th budget hearing. This budget hearing was recorded, and a copy is available for all Owners to review on Woodhaven's YouTube Page. If there are questions or if more information is needed about the proposed budget, please contact the Association Office for more details. This budget is presented by the Board of Directors and is based on accomplishing objectives that were established in September for FY 2024-2025.

Proposed 2024-2025 FY Assessment

The chart provided shows a breakdown of the recommended assessment levels proposed for FY 2024-2025. The columns shaded in green show the adjustments made during this budget process, which are noted below:

- The Operating fund decreased from prior projections by \$18.
- Association Reserve Fund assessments increased from \$101 to \$131, a \$30 change: \$91 to \$121 on NS lots.
- New project assessments decreased from \$97 to \$85, a \$12 change.

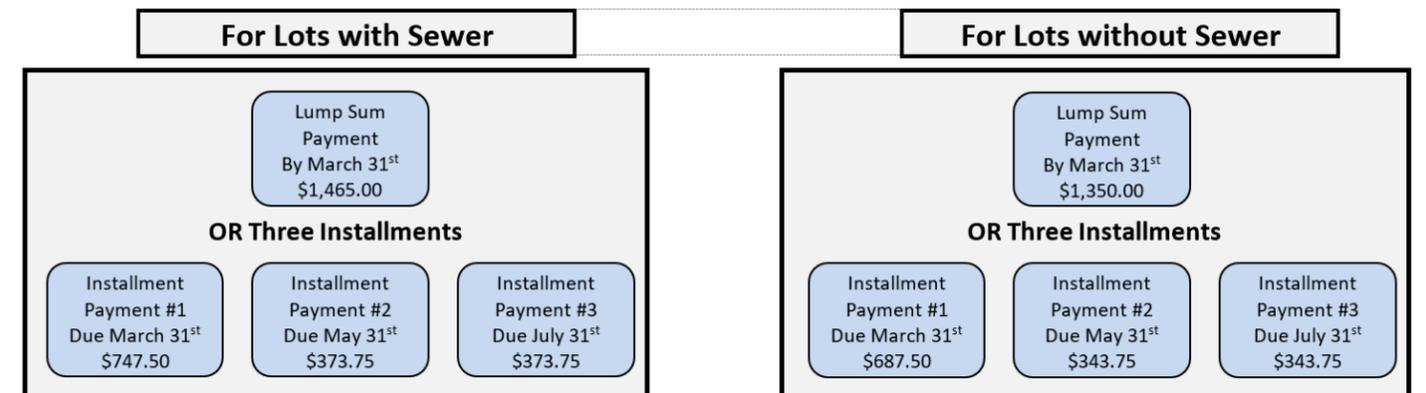
Woodhaven Assessments Lots With Sewer Service	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025 Initial Levels	FY 2024-2025 Amended	FY 2025-2026 Amended
Operating Fund	\$ 865	\$ 910	\$ 980	\$ 1,023	\$ 1,070	\$ 1,052	\$ 1,090
Lot Fund	8	8	8	7	7	7	7
Water & Sewer Services	92	94	96	96	98	98	98
Disaster Recovery Fund	45	45	-	-	-	-	-
Association Reserve Fund	209	147	65	173	101	131	176
Water & Sewer Reserve Fund	60	60	60	56	60	60	60
New Projects	19	34	89	78	97	85	2
Debt Service Fund	62	62	62	62	62	62	62
Total Assessment	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,495	\$ 1,495	\$ 1,495	\$ 1,495

Woodhaven Assessments Lots Without Sewer Service	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025 Initial Levels	FY 2024-2025 Amended	FY 2025-2026 Amended
Operating Fund	\$ 865	\$ 910	\$ 980	\$ 1,023	\$ 1,070	\$ 1,052	\$ 1,090
Lot Fund	8	8	8	7	7	7	7
Water Services	46	47	48	48	49	49	49
Disaster Recovery Fund	45	45	-	-	-	-	-
Association Reserve Fund	191	130	49	162	91	121	166
Water & Sewer Reserve Fund	30	30	30	28	30	30	30
New Projects	19	34	89	76	97	85	2
Debt Service Fund	31	31	31	31	31	31	31
Total Assessment	\$ 1,235	\$ 1,235	\$ 1,235	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375

The recommended assessments for the 2025-2026 FY have been amended and are projected to remain \$1,495 on S lots and \$1,375 on NS lots.

This report provides information to demonstrate how we came to the recommended assessment levels and to explain how each portion of the assessment is used by the Association. The report focuses on areas where changes and adjustments were made, and the feedback received will be evaluated before the final assessment levels are approved.

Property Owners continue to have a choice of two payment options. The first offers three installments with 50% due by March 31st, 25% due by May 31st and the final 25% due by July 31st. The second offers a discount of \$30 for lots with sewer services and \$25 for lots without sewer services when full payments are made on or before March 31st.



Budget Summary Information – Operating Activities

The information included below summarizes our budget worksheet, which is used to evaluate and establish the assessment needed for operating activities. The following chart projects income and expenses for each department of the Association's operating fund and includes information for the lot fund. The projected incomes from our subsidiary operations and from the utility fund are reported within the administration department as other income. Projected income and expenses for the subsidiary operations and the utility fund are provided on the following charts.

Woodhaven Association Operating Funds	Admin. Mang.	Acct., Pay. & Coll.	Marketing, Comm., & IT	Recreation & Rec Plex	Aquatics	Public Safety	Maint.	Janitorial Services	ESAC	Resource Mgmt.	Lot Fund	Totals
Other Income												
Subsidiary Income *	\$147,290											\$147,290
Utility Fund Income *	\$198,979											\$198,979
Delinquent Fees		\$114,000									\$0	\$114,000
Interest	\$60,000	\$50									\$750	\$60,800
Recreation Programs				\$97,100	\$15,000							\$112,100
Rec Plex Income				\$152,117								\$152,117
Newspaper Income			\$38,000									\$38,000
Citations						\$22,000			\$60,000			\$82,000
Miscellaneous	\$26,000	\$6,000	\$24,450			\$18,000	\$4,750		\$17,500	\$41,400	\$10,000	\$148,100
Total Other Income	\$432,269	\$120,050	\$62,450	\$249,217	\$15,000	\$40,000	\$4,750	\$0	\$77,500	\$41,400	\$10,750	\$1,053,386
Expenditures												
Personnel	\$516,267	\$303,270	\$382,455	\$372,010	\$215,794	\$1,122,978	\$273,616	\$271,749	\$281,214	\$537,191		\$4,276,544
Professional Services	\$5,500	\$68,100	\$95,000		\$250				\$1,000			\$169,850
Prop. & Equip. Expenses	\$39,450	\$3,300	\$9,250	\$28,850	\$45,000	\$14,000	\$436,500	\$29,750	\$8,625	\$379,300	\$32,000	\$1,026,025
Programs & Activities		\$2,500	\$12,000	\$182,800	\$5,000	\$600						\$202,900
Marketing & Communications			\$169,700									\$169,700
Bad Debts	\$127,923		\$0								\$851	\$128,774
Utilities	\$251,000										\$12,800	\$263,800
Insurance & Benefits	\$1,164,000											\$1,164,000
Other Expenditures	\$47,379	\$10,575	\$5,500	\$7,300	\$1,600	\$3,950	\$900		\$100	\$5,550	\$7,659	\$90,513
Total Expenditures	\$2,151,519	\$387,745	\$673,905	\$590,960	\$267,644	\$1,141,528	\$711,016	\$301,499	\$290,939	\$922,041	\$53,310	\$7,492,106
Assessment Income needed to fund activities. (Other income minus Expenditures.)	(\$1,719,250)	(\$267,695)	(\$611,455)	(\$341,743)	(\$252,644)	(\$1,101,528)	(\$706,266)	(\$301,499)	(\$213,439)	(\$880,641)	(\$42,560)	(\$6,438,720)
Percentage of Total	26.70%	4.16%	9.50%	5.31%	3.92%	17.11%	10.97%	4.68%	3.31%	13.68%	0.66%	100.00%
Per Lot Assessment by Department	\$283	\$44	\$101	\$56	\$42	\$181	\$116	\$50	\$35	\$145	\$7	\$1,059
\$6,438,720 / 6080 lots = \$1,059 Net Operating Assessment FY 2024-2025 - Includes 2% adjustment to account for Assessment Discounts												

The Subsidiary Budget summary estimates income and expenses for our subsidiary operations and includes separate columns for the General Store, Service Center, and Woodhaven Lakes Realty. The projected income of \$147,290 is consolidated and shown as other income in the administration department of the Association's operating fund. This income calculates to an estimated return of about \$24 per lot. (\$147,290 / 6080 lots = \$24.22)

The Utility Fund estimates income and expense information associated with the W&S operations of the Association. The projected income of \$198,979 is also consolidated as other income in the administration department and generates an estimated return of about \$33 per lot. (\$198,979 / 6080 lots = \$32.73)

Subsidiary Budgets Operating Funds	General Store	Service Center	Woodhaven Lakes Realty	Totals	Woodhaven Utility Fund
Revenue					
Gross Sales / Assessments	\$1,363,500	\$2,500,500	\$370,000	\$4,234,000	\$573,300
Other Income	\$24,450	\$4,950	\$49,150	\$78,550	\$168,880
Total Revenue	\$1,387,950	\$2,505,450	\$419,150	\$4,312,550	\$742,180
Expenditures					
Personnel	\$344,333	\$427,029	\$108,588	\$879,950	\$215,185
Professional Services	\$9,500	\$21,500	\$5,600	\$36,600	\$32,200
Prop. & Equip. Expenses	\$53,700	\$28,550	\$8,100	\$90,350	\$87,900
Marketing & Advertising	\$1,000	\$3,500	\$8,250	\$12,750	\$0
Cost of Sales	\$872,395	\$1,701,015	\$214,950	\$2,788,360	\$0
Real Estate Taxes	\$0	\$13,000	\$3,000	\$16,000	\$58,000
Utilities	\$71,000	\$12,300	\$4,550	\$87,850	\$98,800
Insurance & Benefits	\$31,300	\$97,000	\$11,800	\$140,100	\$37,700
Other Expenditures	\$33,050	\$57,000	\$23,250	\$113,300	\$13,416
Total Expenditures	\$1,416,278	\$2,360,894	\$388,088	\$4,165,260	\$543,201
Net ROI in Subsidiaries	(\$28,328)	\$144,556	\$31,062	\$147,290	\$198,979

Operating Budget Analysis

This chart provides information on how each department's assessment funding level has changed when it is compared to the current operating budget.

The following items provide information on targeted objectives, adjustments and/or changes to the proposed operating budget where additional comments have been prepared. When reviewing this information, it is important to understand it does not identify every change made. Merit increases, minor adjustments and increases consistent with reasonable inflation are not specifically identified but are available to any Property Owner interested in reviewing the Association's specific line-item budget.

- The previous 5-year plan projected total operating assessments of \$1,175 on S Lots and \$1,126 on NS Lots for FY 2024-2025. Adjustments resulting in a net favorable change have allowed us to reduce these projections by \$18, to \$1,157 & \$1,108, respectively.

- The \$1,052 operating assessment is \$29 higher, representing an increase of about 2.8%.
- The lot fund assessment remains the same at \$7 per lot.
- The water assessment increased by \$1 per lot to \$49.
- The sewer assessment increased by \$1 per lot to \$49.
- Assessment income projections include a 2% adjustment for discounts on full payments received on or before March 31, 2024. In the past, about 50% of Owners pay their assessments in full in March.
- The operating plan projects a deficit offset of <\$162,844>. This offset is approximately \$14,758 higher than the prior year's projection.
- The FY 2023-2024 projections estimate we will exceed the projected deficit offset and end the year with a surplus result.
- Wage increases for full-time employees are based on merit increases of approximately 3%.
- Adjustments to our wage and compensation plan are included in this budget plan to make improvements within the Public Safety Department and with Woody, Inc. Additional information on these adjustments is provided below.
- The wage & compensation plan also includes adjustments for part-time employment positions matching the State of Illi-

Operating Fund Departments	Assessment Funding	Per Lot Impact	Amount of Change	Percent Change	Per Lot Impact
Administration Management	700,440	115.20	(3,060)	-0.43%	(0.50)
WI Earnings	(116,228)	(19.12)	(22,825)	24.44%	(3.75)
WLR Earnings	(31,062)	(5.11)	2,977	-8.75%	0.49
WUF Earnings	(198,979)	(32.73)	2,106	-1.05%	0.35
Accounting/Payroll/Collections	267,695	44.03	(39,133)	-12.75%	(6.44)
Administration Overhead	1,400,000	230.26	67,000	5.03%	11.02
Marketing/Communications/IT	611,455	100.57	44,337	7.82%	7.29
Recreation (w/ Rec Plex)	341,743	56.21	7,879	2.36%	1.30
Aquatics	252,644	41.55	19,691	8.45%	3.24
Public Safety	1,101,528	181.17	47,943	4.55%	7.89
Maintenance	706,266	116.16	23,023	3.37%	3.79
Janitorial Services	301,499	49.59	1,271	0.42%	0.21
ESAC	213,439	35.11	9,766	4.79%	1.61
Resource Management	880,641	144.84	26,547	3.11%	4.37
Total	6,431,081	1,057.74	187,522	3.00%	30.84
Assmt Discount Adjustment	127,923	21.04	3,526	2.83%	0.58
Projected profit / (deficit)	(162,844)	(26.78)	(14,758)	9.97%	(2.43)
Operating Fund Assessments	6,396,160	1,052.00	437,760	2.83%	72.00
Lot Fund Assessments	42,560	7.00			
Operating & Lot Fund Assmts.	6,438,720	1,059.00			
Water Assessments	298,900	49.00			
Sewer Assessments	274,400	49.00			
Total Operating Assessments	7,012,020	1,157.00	2.75%	1,108.00	2.78%

nois minimum wage law. On January 1, 2024, minimum wage increases to \$14 per hour and on January 1, 2025, to \$15 per hour. The current minimum wage is \$13 per hour.

Payroll Impacts:

- Administration Management 111 – 5FT – 10,000 + hours
- Accounting, Payroll, & Collections 112 – 5FT – 12,000 + hours (minus 1 to 116)
- Marketing, Communications, & IT 116 – 8FT – 15,500 + hours (plus 1 from 112)
- Recreation 121 – 2FT & 10PT – 8,000 + hours
- Aquatics 122 – 1FT & 25PT – 11,300 + hours
- Rec-Plex 123 – 1FT & 20PT – 8,500 + hours
- Public Safety 130 – 16FT & 13PT – 40,000 + hours
- Maintenance 141 – 5FT & 1PT – 10,700 + hours
- Janitorial Services 142 – 6FT & 2PT – 12,000 + hours
- ESAC 143 – 5FT & 1PT – 9,800 + hours
- Resource Management 144 – 5FT & 16PT – 19,000 + hours
- Utility Fund 300 – 3FT – 6,000 + hours
- Total OF – 59FT & 88PT – 162,800 + hours
- General Store & Restaurant 502 – 3FT & 29PT – 15,100 + hours
- Service Center 504 – 6FT & 12PT – 16,500 + hours
- Woodhaven Lakes Realty 800 – 3FT & 2PT – 8,500 + hours

- Overall totals – 71FT & 131PT – 202,900 + hours
- Recommendations are included in this budget plan to add Patrol Officer II and Dispatcher II job descriptions to the wage and compensation plan to account for certifications benefiting the Association. This plan also includes adjustments to the Patrol Sergeant positions in preparing for anticipated succession planning within the department.

Notable other changes to operations include:

- Interest income from investments – increased by \$42,000.
- Woody Inc.'s earnings income – increased by \$40,954. (*includes impact insurance increase)
 - » Increase in general liability insurance for LP gas operations – \$29,000. *
- 2024 is an election year – expenses added \$22,000.
- Credit card processing changes – department 112.
- Payroll changes – moving 1FT position from 112 to 116.
- Favorable renewal on group health insurance – decreased by \$30,000.
- Projected income from Rec-Plex – increased by \$23,274.
- Lake management expenses – increased by \$8,000.

Assessment Collection Analysis:

The following chart provides information on the status of efforts to collect assessments and compares the current collection rates with those achieved one year ago, through the month of September. General economic conditions will impact collection efforts and although very subtle, we may be seeing an adverse change in assessment collections for the Association. The 2023-2024 and 2022-2023 data points show increases in outstanding receivables from both assessments and fees. The 2022-2023 levels are about 0.5% higher compared to last year, while the 2023-2024 levels are about 1.0% higher. This budget plan projects bad debts at 2% and we will continue to monitor collection activities in this manner to determine if any bad debt adjustments are needed.

Consideration of Surplus Results – From FY 2022-2023

The Association's By-Laws provide guidelines on redistributing surplus funds when they exceed \$100,000. The default distribution states approximately 30% of the surplus will offset future operating assessments, with approximately 70% of the surplus applied toward reduction of debt or to the Association's restricted reserve funds. Any deviation from this distribution requires a ¾ majority of the Board and full disclosure to the membership.

In this case, surplus funds totaling \$355,784 are subject to the By-Law guidelines. Based on projected expenditures in the reserve funds, we recommend transferring the entire surplus to the restricted fund and adding it to the Association reserve fund.

2023-2024 FY Projections

The FY 2023-2024 projections estimate an end of the year surplus projected to exceed \$100,000. We understand actual income and

Collection Analysis Through September 2023	2023-2024	2022-2023	2021-2022	2020-2021
Billed Assessments	9,096,482	8,267,245	8,268,375	8,105,712
Uncollected Assessments	177,025	48,086	18,945	9,620
Assessments Written Off	3,099	9,278	22,157	44,851
Total Outstanding	180,124	57,364	41,102	54,471
Percentage	1.98%	0.69%	0.50%	0.67%
<small>September 2022 percentages</small>	1.27%	0.51%	0.68%	0.92%
Uncollected Fees	86,647	34,142	8,380	4,380
Fees Written Off	1,874	9,960	10,355	17,625
Total Outstanding	88,521	44,102	18,735	22,005
Percentage	0.97%	0.53%	0.23%	0.27%
<small>September 2022 percentages</small>	0.69%	0.26%	0.27%	0.55%
Combined Outstanding	268,645	101,466	59,837	76,476
Percentage	2.95%	1.23%	0.72%	0.94%
<small>September 2022 percentages</small>	1.96%	0.77%	0.95%	1.48%
Uncollected Balances	263,672	82,228	27,325	14,000
Percentage	2.90%	0.99%	0.33%	0.17%
<small>September 2022 percentages</small>	1.93%	0.53%	0.25%	0.20%

expenses through March 2024 will determine the final outcome. When final figures are confirmed through the audit process, we will report on the results and communicate how they may impact future assessments during next year's budget process.

Debt Management

The Association has one internal loan obligation associated with the purchase of the water and sewer system assets in 2008. Information on this obligation is as follows:

- The existing loan structure is based on a 23-year amortization period.
- The annual payment is \$348,225 and final payment is scheduled to occur on April 1, 2038.
- Annual assessments allocated to support this payment are \$62 on S lots and \$31 on NS lots.
- The outstanding balance as of April 1, 2023, was \$3,870,889.

Consolidated Income & Expense Analysis

The following information is provided to summarize where the Association receives its revenues from and compares this information with a summary of the Association's expenditures, including comparisons with the current year's budget data. The charts include financial information from all Association operations, including the subsidiary, and restricted fund activities. The per lot assessment figures are broken down to show where these funds will be allocated and to give Property Owners information on how these funds are distributed. The operating assessments, including the Water and Sewer (W&S) assessments, offset expenditure costs from personnel down to other expenditures. The restricted assessments cover expenditures associated with capital replacements, W&S projects, and new projects. The debt service assessments cover the debt payments for W&S Assets. Interest income and a proportionate allocation of the bad debt expense are recorded and applied to each fund.

Woodhaven Association Source of Funds	2024-2025			2023-2024		
	Per Lot	Amount	Percent	Per Lot	Amount	Percent
Revenues						
Operating Assessment	\$ 1,059	\$ 6,438,720	54.03%	\$ 1,030	\$ 6,262,400	51.65%
Water Assessments	49	298,900	2.51%	48	292,800	2.41%
Sewer Assessments	49	274,400	2.30%	48	268,800	2.22%
Subsidiary Gross Profits		1,445,640	12.13%		1,340,515	11.06%
Other Income		247,430	2.08%		246,830	2.04%
Delinquent Fees		114,000	0.96%		103,500	0.85%
Interest		310,800	2.61%		268,800	2.22%
Recreation Income		264,217	2.22%		246,057	2.03%
Citations, Advertising & Misc		268,100	2.25%		286,850	2.37%
Restricted Assessment ***	216	1,313,280	11.02%	247	1,501,760	12.39%
Restricted - Water	30	183,000	1.54%	30	183,000	1.51%
Restricted - Sewer	30	168,000	1.41%	30	168,000	1.39%
Debt Services - Water	31	189,100	1.59%	31	189,100	1.56%
Debt Services - Sewer	31	173,600	1.46%	31	173,600	1.43%
Total Revenues	\$ 1,495	\$ 11,689,187	98.09%	\$ 1,495	\$ 11,532,012	95.11%
Association Reserves		\$ 227,886	1.91%		\$ 592,775	4.89%
W&S Reserves & Debt Services		\$ -	0.00%		\$ -	0.00%
Total	\$ 1,495	\$ 11,917,073	100.00%	\$ 1,495	\$ 12,124,787	100.00%

(The assessment for NS lots includes Operating and Water Assessments for operations and Restricted Assessments adjusted at \$206 to bring the total assessment for NS lots to \$1,375 (1,059 + 49 + 206 + 30 + 31).)

Woodhaven Association Distribution of Funds	2024-2025		2023-2024	
	Amount	Percent	Amount	Percent
Expenditures				
Personnel	\$ 5,371,679	45.08%	\$ 5,171,550	42.65%
Professional Services	238,650	2.00%	237,102	1.96%
Prop. & Equip. Expenses	1,204,275	10.11%	1,178,275	9.72%
Programs & Activities	202,900	1.70%	197,300	1.63%
Marketing & Communications	182,450	1.53%	178,700	1.47%
Bad Debts	180,780	1.52%	180,789	1.49%
Utilities	450,450	3.78%	444,250	3.66%
Insurance & Benefits	1,341,800	11.26%	1,243,600	10.26%
Other Expenditures	279,763	2.35%	279,295	2.30%
Capital Replacements	\$1,409,700	11.83%	1,845,400	15.22%
Water & Sewer Projects	143,100	1.20%	141,100	1.16%
New Projects	\$355,200	2.98%	489,100	4.03%
Debt Payments - W&S Assets	348,225	2.92%	348,225	2.87%
Total Expenditures	\$ 11,708,972	98.25%	\$ 11,934,686	98.43%
Association Reserves	\$ -	0.00%	\$ -	0.00%
W&S Reserves & Debt Services	\$ 208,101	1.75%	\$ 190,101	1.57%
Total	\$ 11,917,073	100.00%	\$ 12,124,787	100.00%

Capital replacement projects and new projects presented and explained below are incorporated into the planning process and based on the net budget projections will impact our reserves as follows:

- Planned expenditures for Association assets and new projects are exceeding the 2023-2024 FY restricted assessments allocated for this purpose, which results in a projected reduction of \$267,375 in this fund.
- Planned expenditures for W&S System assets are projected to fall below the 2023-2024 FY restricted assessments allocated for this purpose, which results in a projected increase of \$190,101 in this fund.

2024-2025 FY Replacement Projects

The list of projects provided includes capital replacement items for Association assets scheduled for consideration in FY 2024-2025. With each budget process, the scheduled projects are re-evaluated, and decisions are made to either proceed, postpone, or delete them from the plan. This year, 15 items on the Association asset list were postponed. Items postponed, moved, or deleted are not included in this report, but are available to Owners and can be viewed within the detailed documents upon request.

The initial list provided for Association assets showed expenditures totaling \$850,100. Through the evaluation process, 1 project was reduced, 9 projects were increased, and 6 projects were added to the list for consideration in FY 2024-2025. These items are noted in the chart with up or down arrows, and an "A" for project additions. The estimated total expense on the updated project list, which includes 31 projects, is \$1,259,700. The following comments provide additional information on the line items recommended for FY 2024-2025.

The computer system upgrades, facility maintenance, and HVAC / water heater items cover costs of multiple projects within each line item. Computer upgrades generally account for hardware items including personal computers, phones, cameras, switches, routers, printers, and related equipment. These funds can also be used to cover costs associated with programming changes and other software improvements. The budget for computer system upgrades has been increased to account for needed improvements to the switches located in the main server room.

The facility maintenance item is used to address a variety of projects including roof repairs, retaining walls, deck improvements, and other related projects. The HVAC / water heater allowance provides specific funding for equipment items located in the Association and subsidiary facilities.

In this section, we generally focus on the larger projects and there are a number of smaller projects included for your review. Please look over these items and let us know if there are any questions on items not specifically addressed in this section.

Regarding the Lakeside Building project, the Board of Directors reached agreement to keep funding for replacement of this facility in the 2024-2025 Budget. As noted earlier, this differs from the recommendation presented by the Facilities Planning Committee which was to postpone a replacement decision. The current budget supports the Committee recommendation to demolish the existing Lakeside Building and spend the spring and early summer months discussing, evaluating, and determining the best use for a replaced structure at this location. Current considerations include moving the fitness equipment from the Lakeview Building and utilizing the current fitness space in the Lakeview Building as the internet connection / workstation location for Members. Property Owner feedback will

Account Number	Description of Asset Recommended to Proceed	2024-2025 Projected Cost	Per Lot Cost	
Vehicles				
81301	2020 Colorado Chevy Pickup - Public Safety	\$44,700.00	\$7.50	
81401	2009 Chevy Express G1500 Van - Maintenance (M7)	\$53,000.00	\$8.90	↑
81408	2000 Chevy Chevy Siverado Pickup	\$75,000.00	\$12.59	↑
Furniture & Equipment				
82101	Computer System Upgrades Annual Allocation	\$125,000.00	\$20.98	↑
82103	Copier - Administration	\$16,400.00	\$2.75	
82232	Rec-Plex Furniture - Recreation	\$7,000.00	\$1.17	
82311	Portable Defibrillator #2	\$4,000.00	\$0.67	A
82402	Man Lift - Pull Behind - Maintenance	\$35,000.00	\$5.87	↑
82413	Chipper - Maintenance	\$60,000.00	\$10.07	↑
82446	Retail Shelving / Storage - Bait Shop - Maintenance	\$3,000.00	\$0.50	
82448	Kubota ZD331 Finish Mower - Maintenance	\$16,900.00	\$2.84	
82503	Heater Drawer Unit - 99 - Restaurant	Push off 2yrs		
82508	Pressure Fryer - Restaurant	\$17,400.00	\$2.92	
82512	4' x 3' Gas Griddle - 85 - Restaurant	Push off 1yr		
82532	Buffet Equipment - Restaurant	\$10,000.00	\$1.68	A
82584	30lb Commercial Washer #3 - Laundromat	\$11,000.00	\$1.85	↑ A
82591	Coinless Pay System - Laundromat	\$23,400.00	\$3.93	A
82609	Worktop Refrigerator #1-28 - General Store	\$5,600.00	\$0.94	A
82634	Condensing & Cooling Units - Walk-in Cooler	\$34,000.00	\$5.71	↑
82637	Pizza Oven w/ related equipment - General Store	Push off 2yrs		
82650	Computer System Upgrades - G/S - Administration	\$17,500.00	\$2.94	
82701	Computer System Upgrades - S/C - Administration	\$12,000.00	\$2.01	
82706	Fork Lift - Service Center	\$85,000.00	\$14.27	↓
Grounds				
83200	Trail System Improvements - Allocation	\$52,900.00	\$8.88	
83513	Warning Siren System	\$63,500.00	\$10.66	
Buildings				
84050	Lakeside Facility - Replacement	\$300,000.00	\$50.35	↑ A
84401	Facility Maintenance - Unspecified Allowance	\$40,000.00	\$6.71	
84402	HVAC / Water Heater - Unspecified Allowance	\$17,300.00	\$2.90	
Roads & Lakes				
85010	Road Improvements - Allocaton	\$60,000.00	\$10.07	↑
85010	Road Improvements - Signs	\$10,000.00	\$1.68	
Pools & Courts				
87009	Diving Board (2 of 2) - Pool 1	\$6,200.00	\$1.04	
87107	Pool Cover - Pool 2	\$11,200.00	\$1.88	
87203	Watercrafts (paddle boats, canoes, kayaks) - Beach	\$6,700.00	\$1.12	
88001	Professional Services	\$36,000.00	\$6.04	
Initial amount \$850,100		\$1,259,700.00	\$211.42	

be considered before the final decision is made. The anticipated schedule with this plan is for construction to begin in the late fall, opening the completed facility in the spring of 2025.

W&S System Projects

The following list provides information on our W&S system projects. There were no changes presented during this year's budget process. The initial list provided for W&S assets showed expenditures totaling \$143,100, which includes 5 projects. The following comments provide additional information on the items recommended for FY 2024-2025.

The computer / SCADA system upgrade account is used in the same manner as line items explained above with Association assets. The Association's sewer system includes 15 lift station locations, the water tower, the sewer plant, and the water plant, which are all connected to the SCADA system.

Additional annual allocations are provided for pumping equipment, water main, and sewer main improvements. This funding is utilized to address scheduled improvements along with providing funding for unanticipated problems when they occur and need to be addressed.

New Projects

The 2024-2025 budget includes three new projects which are recommended by the Committees and supported by the Board of Directors in this year's process. The projected costs total \$505,200.

A preliminary study was prepared and presented during this budget process to make improvements to Woodhaven Lake at the beach area, including shoreline improvements from the beach to the boat launch ramp in Section 24. The following considerations were included in this study.

- Stabilization of shoreline and pool deck slab.
- Creation of pathway along the shoreline connecting existing paths.
- Improvements to the boat rental for boat loading and access.
- Creation of new fishing pier.
- Creation of new pontoon dock.
- Beach access control improvements.
- Beach stabilization.
- Reshape and reclaim lake bottom at swim dock.

Committee review and discussion with staff on the primary objectives for the beach and shoreline improvements included a recommendation to remove the fishing and pontoon boat piers from the plan. The budget provides \$500,000 in funding to address the more critical areas where improvements are needed. This includes reducing the number of retaining walls and focusing the beach stabilization on the areas next to the showers, shade structures, and the trail between the beach and volleyball courts. The remaining new project funding is provided to add a boat pier at Black Oak Lake.

Future Projects

The Association's capital asset plans have been updated and include funding for two projects. We have included funding for an additional bleacher to be dedicated for use at the Nature Center and an additional boat pier to be placed at Sunset Lake, both projects are to be considered in FY 2025-2026. We are also considering an improvement at the Rec-Plex to add permanent outdoor shade structures on the East side of the facility. Specifics on this project are still in a planning stage with estimated cost and year of consideration to be determined.

After additional review and consideration of paving the overflow parking area located behind the General Store, a decision was made to remove this project from our funding list.

Account Number	Water and Sewer System Projects Recommended to Proceed	2024-2025 Projected Cost	Per Lot Cost
Vehicles			
82980	Computer & SCADA System Upgrades - Annual	\$13,600.00	\$2.28
Furniture & Equipment			
Lift Stations			
Treatment, Distribution and Collection Assets			
85925	Pumping Equipment - Annual Allocation	\$27,000.00	\$4.53
Water System Assets			
Mains, Manholes and Hydrants			
87900	Water Main Annual Allocation	\$26,000.00	\$4.36
87910	Sewer Main Annual Allocation	\$40,500.00	\$6.80
88000	Professional Services Annual Allocation	\$36,000.00	\$6.04
Initial amount \$143,100		\$143,100.00	\$24.02

Account Number	Description of new projects to be included Recommended to Proceed	2024-2025 Projected Cost	Per Lot Cost
20701	Beach Renovations	\$350,000.00	\$58.74
22501	Parking Lot Paving - Overflow Lot GS	Recommend to	Delete
22603	Boat Piers - Black Oak Lake or Sunset Lake	\$5,200.00	\$0.87
22605	Shoreline Project - Woodhaven Lake	\$150,000.00	\$25.17
Initial amount \$578,000		\$505,200.00	\$84.79

Reserve Funds

The Association maintains two reserve funds. The first manages the capital assets of the Woodhaven Association, including all the items used by our subsidiary operations. The second manages the capital assets used to provide water and sewer services to our membership and a few off-property customers. Each reserve fund provides valuable information in assessing our financial condition and in establishing long-range budget and assessment plans. Each reserve plan includes three reports: projected expenditures, projected assessments, and the consolidated summary reports. The projected expenditure report lists each asset and provides estimates for replacement, useful life, and remaining useful life. An inflation factor of 4% is used to estimate each asset's future cost. This information is used within the projected assessments report where a 5% interest rate factor is applied to estimate the annuity payments required to fund each project. This information is consolidated into the summary schedules presenting data to be compared, reviewed, and analyzed by the Board, Committees and Management.

Assessing the reserve funds is an evolving process and requires frequent adjustments for new and/or updated information. Most adjustments occur during the annual budget process and are made to provide information used to reasonably compare and assess our financial condition. The changes documented in this report are accounted for in the summary information provided for your review. With each reserve fund, the primary objective is to maintain fund balances that are at least 30% funded during the life of the plan.

As we rolled information forward from the annual audit process, an analysis of future reserve balances showed projections where Woodhaven would not be able to meet the primary objective. Over the next 15-year period, many of our capital assets will be reaching an age where improvements will be needed to maintain service levels. The pool II system will be more than 50 years old, our road systems will be exceeding 20 years in useful life, and many of our water and sewer system assets will exceed 60 years in age. All of

these assets and more will need attention and the reserve plans are projecting some adverse financial impacts within the 15-year period.

The good news is we have some time to figure this out.

The following charts show what reserve plan projections look like at this point in our budget process. Plan #2 projects adequate reserve balances through March 31, 2037, from both reserves. As we begin to analyze balances beyond this date reserves for water and sewer system assets are projected to fall below the target objective.

The March 31, 2023, plan included with the FY 2023-2024 Annual Budget Report

- Association Reserves – projected balance March 31, 2037, was \$12,177,069 – 30.13% funded.
- Water & Sewer Reserves – projected balance March 31, 2037, was \$5,547,276 – 30.47% funded.

Updated projections for FY 2024-2025 Budget Process:

- Association Reserves – the projected balance March 31, 2037, is \$14,414,240 – 34.66% funded.
- Water & Sewer Reserves – the projected balance March 31, 2037, is \$6,738,586 – 37.65% funded.

Concluding comments and considerations:

- Covers planned expenditures, including new projects.
- Provides self-funded protections that may occur from unanticipated impacts.
- Hedges to reduce impact of major renovation / replacement projects in water and sewer fund.
- Future planning beyond FY 2038-2039 provides funding associated with reallocation of debt assessments.
- Future increases will be needed to assess major renovation / replacement projects.

Fiscal Year Beg. April	Association Assets			
	March 31, 2023		Recommended Plan #2	
	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded
2022-23	\$12,205,719		\$12,524,774	
2023-24	\$11,571,944	84.87%	\$12,244,988	
2024-25	\$11,573,642	69.84%	\$12,008,338	75.61%
2025-26	\$11,155,019	59.51%	\$11,727,449	63.41%
2026-27	\$11,341,768	55.30%	\$11,805,199	57.27%
2027-28	\$11,204,067	50.41%	\$12,009,123	53.37%
2028-29	\$9,950,423	42.95%	\$10,850,092	46.61%
2029-30	\$10,495,577	41.80%	\$11,894,001	46.44%
2030-31	\$10,205,708	38.39%	\$11,958,963	43.90%
2031-32	\$10,365,960	35.88%	\$12,257,190	41.42%
2032-33	\$11,690,387	36.84%	\$13,705,163	42.12%
2033-34	\$11,186,527	33.76%	\$13,423,601	39.42%
2034-35	\$10,784,874	30.73%	\$13,336,403	36.87%
2035-36	\$11,918,631	31.39%	\$14,242,742	36.43%
2036-37	\$12,177,069	30.13%	\$14,414,240	34.64%
2037-38			\$13,448,754	30.95%
Averages	\$11,115,828	45.84%	\$12,648,661	46.32%

Fiscal Year Beg. April	Water & Sewer Assets			
	March 31, 2023		Recommended Plan #2	
	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded
2022-23	\$3,123,107		\$3,162,521	
2023-24	\$3,304,517	78.44%	\$3,343,931	
2024-25	\$3,503,927	65.99%	\$3,541,841	77.47%
2025-26	\$3,809,774	59.68%	\$3,659,451	63.90%
2026-27	\$3,974,293	54.12%	\$3,813,892	56.40%
2027-28	\$3,455,061	45.25%	\$3,285,205	46.15%
2028-29	\$3,531,216	41.66%	\$3,356,563	42.00%
2029-30	\$3,766,814	39.59%	\$3,587,339	39.61%
2030-31	\$3,807,386	36.65%	\$3,610,376	36.26%
2031-32	\$4,102,024	35.47%	\$4,018,510	36.04%
2032-33	\$4,050,267	32.56%	\$4,085,945	33.91%
2033-34	\$4,411,003	32.01%	\$4,571,950	34.10%
2034-35	\$4,783,948	31.50%	\$5,076,843	34.22%
2035-36	\$5,156,824	30.96%	\$5,887,826	36.06%
2036-37	\$5,547,276	30.47%	\$6,738,586	37.65%
2037-38			\$2,727,356	18.61%
Averages	\$4,086,024	43.88%	\$4,140,120	42.31%

Future Assessment Plans

The following schedule provides information on the long-term assessment plans. We continue to recommend scheduling assessment increases in 3-year cycles, with FY 2024-2025 representing the second year of the current cycle. Please consider the following comments when reviewing this schedule:

- Assessment plan #2 includes consideration of the payroll adjustments noted for both current and future operating costs.
- Anticipate increases of \$10 / \$15 with next cycle increase in FY 2026-2027. Total increases of \$155 and \$160 respectively.
- Differential between lots with sewer and without begins changing in FY 2032-2033.
- Refer to assessment schedules for more information on this differential.

We continue to advocate for a 3-year planning approach as it allows for time to evaluate performance levels and time to communicate adjustments within the approval process. This approach also allows us to pass along positive results when they occur. These concepts have served us well in the past and should continue to help us maintain a stable financial position, providing for the needs and desires of our current and future Members.

The updated assessment schedules provide details on the assessment projections for each fund of the Association. Actual allocations from FY 2008-2009 through FY 2023-2024 are included for reference and review. Line-item changes when compared to prior plans are underlined and noted in red for decreases and in blue for increases.

The average incremental changes for lots with sewer services calculates to an annual change of about 2.58% per year. This estimate has not changed from prior projections. The incremental change on lots without sewer services has decreased from 3.09% per year to 3.04% per year.

Woodhaven Association Assessment Plan Comparisons - March 2023 to October 2023						
Fiscal Year	Lots With Sewer Service			Lots Without Sewer Service		
	Plan #1 3/31/2023	Plan #2 Amended	Change	Plan #1 3/31/2023	Plan #2 Amended	Change
2017-2018	1,230	1,230	0	1,105	1,105	0
2018-2019	1,230	1,230	0	1,105	1,105	0
2019-2020	1,230	1,230	0	1,105	1,105	0
2020-2021	1,360	1,360	0	1,235	1,235	0
2021-2022	1,360	1,360	0	1,235	1,235	0
2022-2023	1,360	1,360	0	1,235	1,235	0
2023-2024	1,495	1,495	0	1,375	1,375	0
2024-2025	1,495	1,495	0	1,375	1,375	0
2025-2026	1,495	1,495	0	1,375	1,375	0
2026-2027	1,640	1,650	10	1,520	1,535	15
2027-2028	1,640	1,650	10	1,520	1,535	15
2028-2029	1,640	1,650	10	1,520	1,535	15
2029-2030	1,800	1,810	10	1,680	1,695	15
2030-2031	1,800	1,810	10	1,680	1,695	15
2031-2032	1,800	1,810	10	1,680	1,695	15
2032-2033	1,975	1,980	5	1,855	1,855	0
2033-2034	1,975	1,980	5	1,855	1,855	0
2034-2035	1,975	1,980	5	1,855	1,855	0
2035-2036	2,150	2,150	0	2,030	2,000	(30)
2036-2037	2,150	2,150	0	2,030	2,000	(30)
2037-2038	2,150	2,150	0	2,030	2,000	(30)

Woodhaven Association Long-Range Assessment Plan - Lots with Sewer Service								
Fiscal Year	Oper. & Lot Funds	Restricted Fund	W & S Operations	W & S Restricted	Disaster Recovery	Debt Services	Total Assmt.	Percent Change
2008-2009	527	148	80	118	0	177	1,050	
2009-2010	537	151	80	105	0	177	1,050	0.00%
2010-2011	541	127	80	90	0	212	1,120	6.67%
2011-2012	537	224	80	82	0	197	1,120	0.00%
2012-2013	573	168	80	90	0	209	1,120	0.00%
2013-2014	590	148	80	88	0	214	1,120	0.00%
2014-2015	613	213	82	88	0	174	1,170	4.46%
2015-2016	640	285	84	88	0	73	1,170	0.00%
2016-2017	673	216	86	88	45	62	1,170	0.00%
2017-2018	705	242	88	88	45	62	1,230	5.13%
2018-2019	713	234	88	88	45	62	1,230	0.00%
2019-2020	743	202	90	88	45	62	1,230	0.00%
2020-2021	873	228	92	60	45	62	1,360	10.57%
2021-2022	918	181	94	60	45	62	1,360	0.00%
2022-2023	988	154	96	60	0	62	1,360	0.00%
2023-2024	1,030	247	96	60	0	62	1,495	9.93%
2024-2025	<u>1,059</u>	<u>216</u>	98	60	0	62	1,495	0.00%
2025-2026	<u>1,097</u>	<u>178</u>	98	60	0	62	1,495	0.00%
2026-2027	<u>1,144</u>	<u>284</u>	100	60	0	62	1,650	10.37%
2027-2028	<u>1,190</u>	<u>238</u>	100	60	0	62	1,650	0.00%
2028-2029	<u>1,231</u>	<u>195</u>	102	60	0	62	1,650	0.00%
2029-2030	<u>1,299</u>	<u>287</u>	102	60	0	62	1,810	9.70%
2030-2031	<u>1,333</u>	<u>249</u>	104	62	0	62	1,810	0.00%
2031-2032	<u>1,372</u>	<u>190</u>	104	<u>82</u>	0	62	1,810	0.00%
2032-2033	<u>1,435</u>	<u>295</u>	106	<u>82</u>	0	62	1,980	9.39%
2033-2034	<u>1,477</u>	<u>253</u>	106	<u>82</u>	0	62	1,980	0.00%
2034-2035	<u>1,519</u>	<u>209</u>	108	<u>82</u>	0	62	1,980	0.00%
2035-2036	<u>1,575</u>	<u>273</u>	108	<u>132</u>	0	62	2,150	8.59%
2036-2037	<u>1,620</u>	<u>226</u>	110	<u>132</u>	0	62	2,150	0.00%
2037-2038	<u>1,665</u>	<u>181</u>	110	<u>132</u>	0	62	2,150	0.00%
Average Percent Increase								2.58%

ESAC CITATIONS - OCTOBER

Sec/Lot	Violation	24/108	24/243	25/97	25/131	25/132	25/146	26/27	26/28	26/36	26/89	26/103	26/247	27/3	28/8	28/87	28/90	28/137	29/4	29/177	29/238	29/308	29/319	29/389	
1/63	RV permit expired; RV needs inspected in setup mode																								
1/143	Rotten wood on shed; shed seam open; tape on RV window																								
2/133	RV underbelly damaged; no cap on sewer inlet; bldg. mat.																								
3/147	Rotten wood on sheds																								
4/85	PVC sewer line elbow cracked; bldg. mat - blocks																								
4/109	Holes/rotten wood on deck; shed roof deteriorated; bldg. mat.																								
4/177	RV seams open; RV AC cover and roof vents damaged																								
5/466	Rotten wood on shed; shed door not closing properly																								
6/2	Damaged outlet/exposed wires; shed roof deteriorated																								
6/10	RV damaged by fallen tree																								
6/13	Deck and railing damaged																								
6/185	No permit for overhead; spray foam on room																								
6/193	Building materials - composite lumber under RV																								
7/66	Open area at bottom of shed door; shed door not closing																								
8/4	Wood covering room window; tape on window; hole in shed																								
8/48	Shingles missing from shed roof																								
9/169	Siding missing from room; bldg. materials - vinyl pieces																								
10/119	Exposed wires at NEMA/meter; exposed outlet; no cap on sewer																								
11/23	Exposed wire to outlet; cords plugged into surge protector																								
11/78	RV permit expired; RV not set; hole in RV floor; no cap on RV port																								
11/108	NEMA3 on ground; no cap on sewer; meter faceplate not secure																								
11/274	Cord plugged into outlet on RV																								
12/18	RV seams/roof separating; RV roof vent damaged																								
13/78	RV seam open; hole in RV compartment door; exposed outlet																								
13/111	Removal of tree without prior written authorization																								
13/112	Fire pit not set; bldg. materials - blocks, lumber, posts																								
14/29	Damaged/mismatched shingles on shed; exposed wood on soffit																								
14/81	Building materials - blocks, bricks, gravel																								
15/101	Open area in face plate; PVC sewer line broken/open																								
15/114	Removal of tree without prior written authorization																								
15/114	Removal of second tree without prior written authorization																								
15/141	RV, room, shed damaged; RV cord plugged into extension cord																								
15/152	Tarps on RV and room; hole in shed; deck railing/skirting damage																								
16/138	Locker doors not secure; shed door not closing; RV roof damaged																								
16/143	Damaged/deteriorated shingles on RV																								
17/62	No face plate in meter box; no cap on RV port; no cap on inlet																								
17/159	Room exceeds 12' height; shed doors not closing; damaged patio																								
18/38	Broken window on RV; tape on RV siding and door																								
18/57	RV cord plugged into extension cord; bldg mat - blocks, plywood																								
18/78	Rotten wood on shed																								
21/122	Building materials - HVAC unit																								
21/123	Exposed wires on RV and room																								
21/268	Exposed wires to lights on room; siding missing from room																								
22/33	Rotten wood on shed; metal attached to shed																								
22/120	Outlet lying on ground/exposed wires																								
22/120	Tree removed without a permit																								
23/72	Exposed wire into shed; rotten wood on shed; bldg. materials																								
23/158	Building materials - miscellaneous lumber																								
24/20	Building materials - blocks																								

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	Pat Looby	Dale Fildes
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	Rosa Galarza	
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 Pepoon
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		
Section 26		
Section 27		
Section 28		
Section 29	James Robinson	

PUBLIC SAFETY CITATIONS - OCTOBER

Sec/Lot	Owner/Guest	Offense
3/224	Owner	Driving Violation
4/12	Owner	Expired 2nd RV Permit
9/3	Owner	Expired 2nd RV Permit
19/73	Owner	Burning in a fire pit during a fire ban
19/73	Owner	Expired 2nd RV Permit
26/88	Guest	Operating a motor vehicle without a valid driver's license

REGISTERED SEX OFFENDER LIST

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

WELCOME NEW PROPERTY OWNERS - OCTOBER

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

Sec/Lot	Name	City/State
1/10	JOANNA DELGADO	BENSENVILLE IL
1/65	RYAN & SHANNON HAAG	KEMPTON IL
7/186	ERNESTINA PATINO	OAK LAWN IL
10/187	GUSTAVO BENTLEY & GRACE CONTRERAS	CHICAGO IL
11/124	JOSE RAMOS & MICHELLE DELGADO	CHICAGO IL
11/252-3	TAMRA SAWICKI & THOMAS JANETSKE	HINSDALE IL
11/299	KEVIN & KAREN HAWKS	MARSEILLES IL
12/60	VENUS ROMAN	CHICAGO IL
16/25-6	MICHAEL ZIELINSKI	ARLINGTON HTS IL
17/19	JULIE HOOVER	EARLVILLE IL
17/96	ELIZABETH & RANDY SPENCE	LOMBARD IL
18/44	JOAN LIVINGSTON	OAK FOREST IL
19/99	GUADALUPE JASSO	BROOKFIELD IL
21/244	MAURICI CARBO & MABEL ZELEDON	OAK PARK IL
21/272	JEFFREY & JILL HEARNE	MOKENA IL
22/110	LAWRENCE & SHONA CARROLL	BOURBONNAIS IL
24/85	JOSE ARROYO	RIVERSIDE IL
26/250	ALLEN & LAURA LAWSON	ELMHURST IL
27/34	RADOSTINA APOSTOLOVA	CHICAGO IL

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 KEN@PRIMESOLINC.COM
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- PAINTING & STAINING
- CUSTOM BUILT DECKS & SCREEN ROOMS
- POWER WASHING
- TRAILER SKIRTING
- GLASS REPLACEMENT
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- ROOM ADDITIONS
 Durabilt
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 - Covered Porches

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SNOWMOBILE TRAIL GUIDE



Snow & Ice Control Procedures

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

Located At 601 N Inlet Road,
Sublette IL 61367
(Kelly Hicks Former Location).

T & R SALES WWW.TR-SALES.COM

Park Model Homes & Destination Trailers

**T & R Sales Winter Hours, Beginning Nov. 6th,
are by appointment only!**
We can be reached by email at
SALES@TR-SALES.COM
or
by phone at **815-849-9089**

LSV Storage will still be available if needed!

**T & R would like to say thank you to all the people
at Woodhaven that helped make it a great year!**

Deb Schultz
VP / LOAN OFFICER
umls # 719170

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www.northcentralbank.com

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Woodhaven Lakes

HOLIDAY DECORATING CONTEST

NOVEMBER 25TH-DECEMBER 9TH

DECORATE YOUR LOT WITH YOUR BEST HOLIDAY DECOR!



General Information

- » To sign up for the contest please message us on our Woodhaven Lakes Facebook page or email elipka@woodhavenassociation.com with your Name,Section/Lot, Phone Number and at least 1 photo of your decorated lot.
- » The Deadline to sign up will be Friday, December 8th, but we highly encourage you to decorate earlier to be eligible for more votes.
- » Voting begins on Saturday, November 25th on our Woodhaven Lakes Facebook page, the final day to vote being Saturday, December 9th.
- » Prizes will be awarded to the best decorated lots in the following 3 categories: Most Popular Votes, Board of Directors Choice, and Woodhaven Lakes Staff Choice.

Contest Rules

- » All decorations must be on your property.
- » No lights or electrical decorations on any tree trunks or limbs.
- » All decorations must be considered Family friendly and Holiday themed.
- » The Recreation Department does have permission to ask you to remove any decorations that they see as unfit for this program.

SUGAR RUSH

BOOHAVEN 3K/5K WOODHAVEN 2023

October 22, 23

Overall Finish List

5k

Place Overall	Name	City	Bib No	Age	Gend	-----Total-----		Chip	
						Chip Time	Gun Time	Diff	Pace
1	Maddox Juergens		1190	15	M	18:33.4	18:33.4		5:59/M
2	Joseph Egan	Oak Park IL	1178	17	M	19:38.9	19:40.8	0:01.8	6:21/M
3	Chase Juergens		1189	13	M	21:12.3	21:12.3		6:50/M
4	Rusty Sergent		1663	53	M	21:56.6	22:01.9	0:05.2	7:06/M
5	Andrew Masciopinto		1194	28	M	22:43.1	22:44.9	0:01.8	7:20/M
6	Rachel Weyers		1674	27	F	24:07.7	24:09.8	0:02.1	7:48/M
7	Emmanuel Medina	Romeoville IL	1682	27	M	25:17.2	25:25.4	0:08.1	8:12/M
8	Christopher Avalos		1164	28	M	25:25.7	25:32.2	0:06.5	8:14/M
9	Willian Tworek		1668	61	M	25:48.8	25:54.6	0:05.8	8:22/M
10	Olivia Contreras-Balnius		1173	14	F	25:54.3	25:57.9	0:03.6	8:23/M
11	Mark Ward		1673	65	M	28:17.2	28:22.6	0:05.4	9:09/M
12	Cesar Medina	Melrose Park IL	1195	47	M	28:54.1	29:01.9	0:07.7	9:22/M
13	Derrick Funnern		1681	25	M	29:47.2	29:57.3	0:10.0	9:40/M
14	Geralyn Stockey	Oswego IL	1666	44	F	32:07.4	32:13.8	0:06.3	10:24/M
15	Patrick Egan	Oak Park IL	1179	68	M	32:25.5	32:27.9	0:02.3	10:28/M
16	Ricardo Perez		1199	55	M	32:53.9	32:53.9		10:37/M
17	Melissa Bell	Orland Park IL	1168	39	F	33:02.7	33:50.2	0:47.4	10:55/M
18	Jim Schwartz		1684	51	M	33:10.5	33:20.5	0:10.0	10:45/M
19	Cheryl Griffin		1678	39	F	33:21.0	33:24.5	0:03.5	10:47/M
20	Jessica Sanchez	Romeoville IL	1683	25	F	33:52.4	34:01.5	0:09.1	10:59/M
21	Tina Sergent	Muskego WI	1664	50	F	33:53.6	34:00.9	0:07.3	10:58/M
22	Mario Saldana		1680	27	M	34:02.8	34:13.4	0:10.5	11:02/M
23	Sarah Schreiber		1662	52	F	34:31.8	34:39.2	0:07.4	11:11/M
24	Chuck Spellman		1665	37	M	34:37.2	34:52.4	0:15.2	11:15/M
25	Ryan Schnase	Plainfield IL	1661	37	M	34:40.5	34:47.1	0:06.5	11:13/M
26	Jessica Schnase	Plainfield IL	1660	37	F	34:56.6	35:03.3	0:06.6	11:18/M
27	Joshua Conner		1172	40	M	35:04.0	35:08.5	0:04.5	11:20/M
28	Marlowe Dean		1176	54	F	35:54.0	35:57.9	0:03.8	11:36/M
29	Ivan Martinez	Machesney IL	1193	65	M	36:28.1	36:31.6	0:03.5	11:47/M
30	Donna Diversey		1177	74	F	37:04.7	37:04.7		11:58/M
31	Martha Bravo	Melrose Park IL	1170	45	F	37:28.9	37:36.9	0:08.0	12:08/M
32	Jill Hearne		1186	44	F	38:32.0	38:39.6	0:07.6	12:28/M
33	John Lewis		1192	25	M	39:05.4	39:09.6	0:04.2	12:38/M
34	Jessica Iorio		1188	29	F	39:12.3	39:16.5	0:04.1	12:40/M
35	Rachel Max	Morris IL	1677	30	F	39:24.6	39:33.1	0:08.5	12:46/M
36	Sara Ruiz		1657	70	F	39:28.5	39:43.0	0:14.5	12:49/M
37	Adam Merwitz		1196	40	M	40:38.1	40:41.0	0:02.8	13:07/M
38	Irma Ruiz-Carabez		1658	56	F	41:10.4	41:25.3	0:14.9	13:22/M
39	Unknown Partic. 1685		1685		M	44:23.2	44:28.7	0:05.4	14:21/M
40	Christy richards		1679	43	F	44:26.0	44:31.5	0:05.5	14:22/M
41	Jese Carabez		1171	14	M	44:47.3	45:02.5	0:15.2	14:32/M
42	Catherine Nelson	Romeoville IL	1197	53	F	46:11.4	46:21.9	0:10.5	14:57/M
43	James Nelson	Romeoville IL	1198	53	M	46:12.3	46:22.5	0:10.2	14:58/M
44	Leticia Balnius		1166	53	F	46:21.1	46:26.7	0:05.6	14:59/M
45	Rebecca Thomson		1667	54	F	54:29.6	54:34.0	0:04.4	17:36/M
46	Angel Sanchez		1659	18	M	1:05:40.8	1:06:19.2	0:38.4	21:24/M
47	Sylvia Hernandez		1187	52	F	1:05:41.0	1:06:18.4	0:37.3	21:23/M
48	Sadie Guerra		1184	18	F	1:05:41.4	1:06:19.4	0:37.9	21:24/M
49	William Potrero		1656	47	M	1:05:52.5	1:06:17.9	0:25.4	21:23/M
50	Alicia Potrero		1655	52	F	1:05:52.7	1:06:17.1	0:24.4	21:23/M
51	Laura Villegas		1670	50	F	1:06:08.4	1:06:46.0	0:37.5	21:32/M
52	Wendy Guerra		1185	42	F	1:08:56.7	1:09:35.9	0:39.1	22:27/M

As the Association continues to strive to make its processes as efficient as possible, we have shifted to a new online payment portal system that better serves our needs. Our new online provider will allow each user to have their own account and login, allowing Owners more flexibility in how they are able to manage their assessments. The new portal system is currently live and available for Owners to use. Access to the old payment portal will end on December 31, 2023. Because this is a whole new provider, previous registrations and recurring payments did not transfer; any recurring payments on the old payment portal scheduled past December 31 will not take place. Please use the link below to register for the new payment portal as soon as possible, so you can familiarize yourself with it ahead of assessment time.

NEW PAYMENT PORTAL OFFERS MORE

One of the biggest draws to our new portal system is the ability for users to make online payments via credit card – something that has been a wish list item for Owners and staff alike. This system will also allow us to take check payments over the phone when you call in to the Association Office – another major wish list item checked off the list.

Just as before, with a registered account, you can save your account information for future payments. One slight change is for those who like to set recurring payments. Recurring payments and payment plans will require a call to the Association Office for set up and payment parameters.

REGISTRATION AND USE

You can find access to the new payment portal in the same location as before – right on our website under the “Payments” tab at the top. Until the cutoff date of December 31, links to both portals will be available. Please click on <https://heartlandpaymentservices.net/WebPayments/WoodhavenAssociation/bills> to access the new portal account.

The new payment portal allows for use as a guest, as well as a registered user who can save their information wto their account.

You will then enter the Name and Section/Lot of the Property Owner for the lot being paid, as well as the amount.

Portal payers can choose from making a credit card payment (3.25% convenience fee), or an e-check payment (0.5% + \$.35 convenience fee).

If you are paying on multiple lots, you will select “add bill” for each additional lot.

The next screen is to enter the information of the payor, the actual person making the payment.

From the portal landing page, you can choose to submit a payment as a guest, or log in (or register) by clicking the blue “Log In” button in the upper right corner.

Amount	
\$1,495.00	
Convenience Fee	pending
Total	pending

After entering your payment information, a verification page will show the information you have provided. Once you have verified everything you have entered is correct, you must agree to the terms and conditions, then submit your payment.

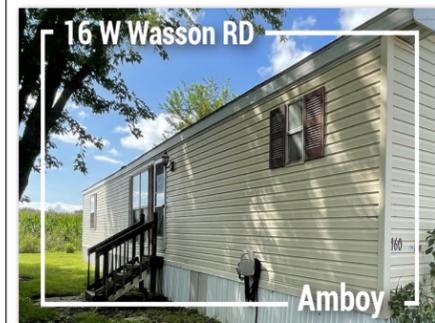
Amount	
\$2.00	
Convenience Fee	pending
Total	pending

After a successful submission, a confirmation screen will show the details and a confirmation email will be sent.

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

815-849-5476 Last updated: 11/14/2023

Bonita Willis - ePRO, C2EX, Designated Managing Realtor®
Mary Lovgren - Realtor® Broker
 815-994-1449 | marylovgren@gmail.com
Nicci Leffelman - Realtor® Broker
 815-501-0408 | NLeffelman@woodhavenassociation.com
Justin Wiley - Realtor® Broker
 815-849-5390 | JWiley@woodhavenassociation.com



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

Monitoring Violations Annual Notice Template

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Monitoring Requirements Not Met for Woodhaven Utilities

Our water system recently violated sampling standards to be completed in September 2023. Even though these were not emergencies, as our customers, you have a right to know what happened and what we did to correct these situations.

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards. During the annual compliance period ending September 2023 we did not complete testing for THMs and HAAs in a timely manner and therefore cannot be sure of the quality of our drinking water during that time.

What should I do?

There is nothing you need to do at this time.

The table below lists the contaminants we did not test for in a timely manner, how often we are supposed to sample for them, how many samples we are supposed to take, how many samples we took, when samples should have been taken, and the date on which follow-up samples were taken.

Contaminant	Required sampling frequency	Number of samples taken	When all samples should have been taken	When samples were or will be taken
THMs	Annually	one	September	October 2 nd
HAAs	Annually	one	September	October 2 nd

What happened? What is being done?

The samples listed above were not collected in the month of September 2023. We have since taken the required samples, as described above on October 2, 2023. These results showed we are meeting drinking water standards.

For more information, please contact **Rusty Lindenmeyer** at 815-849-5718.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by Woodhaven Utilities. Water System ID# **IL1035100** Date distributed **11/15/2023**

ERBES Realty LLC

Over 40 Years Experience
1922 Tower Road, Sublette, IL 61367

www.Erbes-Realty.com



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



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Tonja Greenfield,
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Sec 1, Lot 147 - \$114,517 Sec 2, Lot 10 - \$34,000 Sec 2, Lot 16 - \$59,000 Sec 2, Lot 55 - \$157,000 Sec 2, Lot 102 - \$120,000 Sec 2, Lot 118 - \$55,000



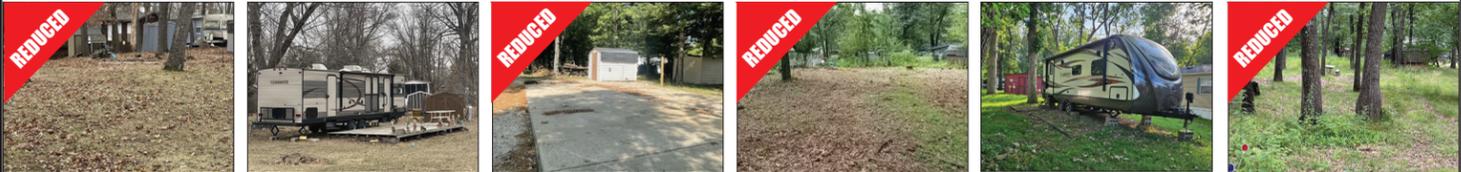
Sec 2, Lot 251 - \$48,000 Sec 3, Lot 33 - \$35,400 Sec 3, Lots 46&47 - \$110,000 Sec 3, Lot 161 - \$66,000 Sec 4, Lot 68 - \$159,900 Sec 4, Lot 120 - \$34,000



Sec 4, Lot 199 - \$35,000 Sec 5, Lot 34 - \$39,000 Sec 5, Lot 54 - \$15,500 Sec 5, Lot 80 - \$12,500 Sec 5, Lot 138 - \$29,500 Sec 5, Lot 139 - \$49,900



Sec 5, Lot 158 - \$38,700 Sec 5, Lots 405 & 406 - \$189,900 Sec 5, Lot 428 - \$30,000 Sec 5, Lot 461 - \$99,999 Sec 7, Lot 59 - \$37,500 Sec 7, Lot 87 - \$38,600



Sec 7, Lot 205 - \$9,000 Sec 8, Lot 48 - \$42,500 Sec 8, Lot 53 - \$31,500 Sec 10, Lot 80 - \$13,000 Sec 10, Lots 114/115 - \$47,000 Sec 10, Lot 133 - \$10,500



Sec 11, Lot 14 - \$14,000 Sec 11, Lot 239 - \$17,500 Sec 11, Lot 292 - \$129,900 Sec 14, Lot 17 - \$33,500 Sec 14, Lots 61&62 - \$39,000 Sec 15, Lot 140 - \$21,000

Sec 3, Lot 67.....SOLD
Sec 3, Lot 114.....PENDING
Sec 7, Lot 186.....SOLD
Sec 9, Lot 150.....PENDING
Sec 10, Lot 187.....SOLD
Sec 11, Lot 299.....SOLD
Sec 11, Lots 275&276.....PENDING
Sec 12, Lot 60.....SOLD
Sec 17, Lot 19.....SOLD
Sec 17, Lot 96.....SOLD
Sec 17, Lot 286.....PENDING
Sec 18, Lot 44.....SOLD
Sec 22, Lot 32.....PENDING
Sec 22, Lot 110.....SOLD
Sec 25, Lot 25.....PENDING
Sec 25, Lots 26& 27.....CONTINGENT

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

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Sec 16, Lot 103 - \$42,500 Sec 16, Lot 152 - \$45,000 Sec 17, Lot 167 - \$50,000 Sec 17, Lot 202 - \$16,500 Sec 18, Lot 43 - \$89,900 Sec 18, Lot 59 - \$50,000



Sec 21, Lot 103 - \$30,000 Sec 22, Lot 33 - \$35,000 Sec 23, Lot 89 - \$29,900 Sec 25, Lots 2&3 - \$86,900 Sec 25, Lot 89 - \$45,000 Sec 26, Lot 120 - \$24,999



Sec 26, Lot 235 & 236 - \$75,000 Sec 27, Lot 57 - \$28,500 Sec 27, Lot 58 - \$41,500 Sec 27, Lot 97 - \$49,999



Sec 27, Lot 103 - \$24,500 Sec 28, Lot 120 - \$75,000

ACREAGE

Compton Rd, Compton - \$326,895
Zoned AG, approximately 16.793 tillable acres. Property features frontage to 251. Part of the NE 1/4 of the NW 1/4 of Section 2 Brooklyn Two., Lee County

Residential Listings

222 N. Davis Ave., Amboy \$179,000
Beautiful two story home with 3 bedrooms, 1.5 baths, dining room kitchen with appliances, living room with wood burning fireplace full basement, 2 car heated garage

560 Morgan Rd., Amboy \$185,900
Ranch style modular home located on 1 acre! Features full basement 4 bedrooms, 2 baths, open dining room & kitchen with appliances living room with fireplace, master bedroom with master bath

204 S Locust St., Sublette \$154,500
This beautiful, brick 2 story home is ready for you to move into! Features 4 bedrooms, 1 3/4 bath, kitchen with appliances and pantry, nice enclosed porch, main floor bedroom, fire pit area

106 S. WEST ST., OHIO.....\$68,000

Commercial Listings

10 N US Hwy 34, Mendota \$500,000
Great Business Opportunity! Google video online about Sip n Snack! Sip n Snack has been in Business for 50 years! Awesome location with lots of traffic and close to Mendota golf course. So many opportunities with this restaurant/bar. Features include: large parking area, 70 KW generator, over \$100,000 in inventory and equipment, pop machine, freezer, fryers, refrigerator, some toy machines, tables, chairs, bar stools, everything you need to start today and so much more. Downstairs seats around 230 and upstairs seats around 70 people. Bar upstairs and down! Private back room for entertaining. 2 updated bathrooms. This business had a lot of take out business as well. Plenty of storage throughout. Add catering, deliveries and gaming machines to make more income! Beers signs are negotiable.

101 N Pennsylvania Ave, Sublette \$350,000
Calling all Investors! One of a kind- Turn Key! Located on a busy highway! This is a restaurant/bar with Pizza delivery and eat in dining. Seating is 41 with bar. On site parking with parking across the road. This property is near WoodHaven Lakes and four other camp grounds nearby. Fenced in area with 2 picnic tables for entertaining, 2 bathrooms, storage above bar, A cash register, pizza oven, 42" charbroiled, 2 burner top gas stove top, 3 door commercial refrigerator, 1 freezer, 1-3 door freezer, 3 upright-freezers, 2 chest freezers, all utensil, pots and pans, dishes, silverware, plates, beer, wine and water glasses, 6 tables, 24 chairs, 17 bar stools, 2 high chairs, 3 TVs, 1 in game room has no sound, salt & pepper shakers, ketchup containers, 2 microwaves, and signage are included in the price. (Liquor inventory left will be sold at closing separate). Owner is willing to consult for 30 days to insure a smooth transition for the new owner, leave the same phone number and share recipes. Ask agent to See items not staying. Call today for your personal showing.



Reminder that Loose-Leaf Pickup Ends November 30

Loose-leaf pickup season runs November 1 through November 30 and in the spring April 15 – May 31.

- Rake leaves, grass clippings, pine needles, and other leafy materials to the front of your lot along the road in a windrow.
- Leaf piles should be within 5 feet of the roadway but not blocking or obstructing traffic. The vacuum has limited reach.
- Be sure no debris other than leaves is in the leaf piles.

Brush pickup continues once a week through November 30.

Property Owners wanting to utilize these services for fall pickup are instructed to sign up at one of 3 locations on property.

- This is the same procedure used in all landscape waste pick up.
- The sign-up sheets are located at the True Value Store, Administration Receptionist Desk, and Gate.
- We ask that information written down be legible since it must be transferred to another worksheet that is given to the vacuum operators.

Please contact the Resource Department should you have questions or concerns relating to landscape waste pickup.



Bait Machine Operation

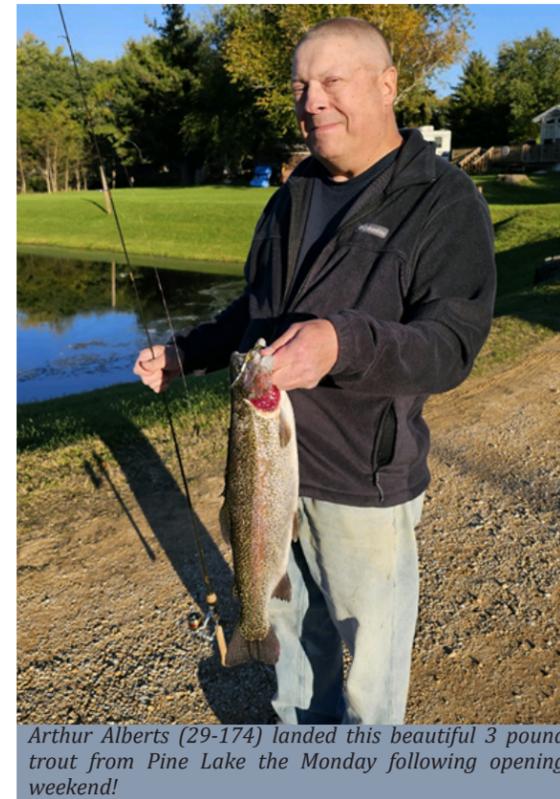
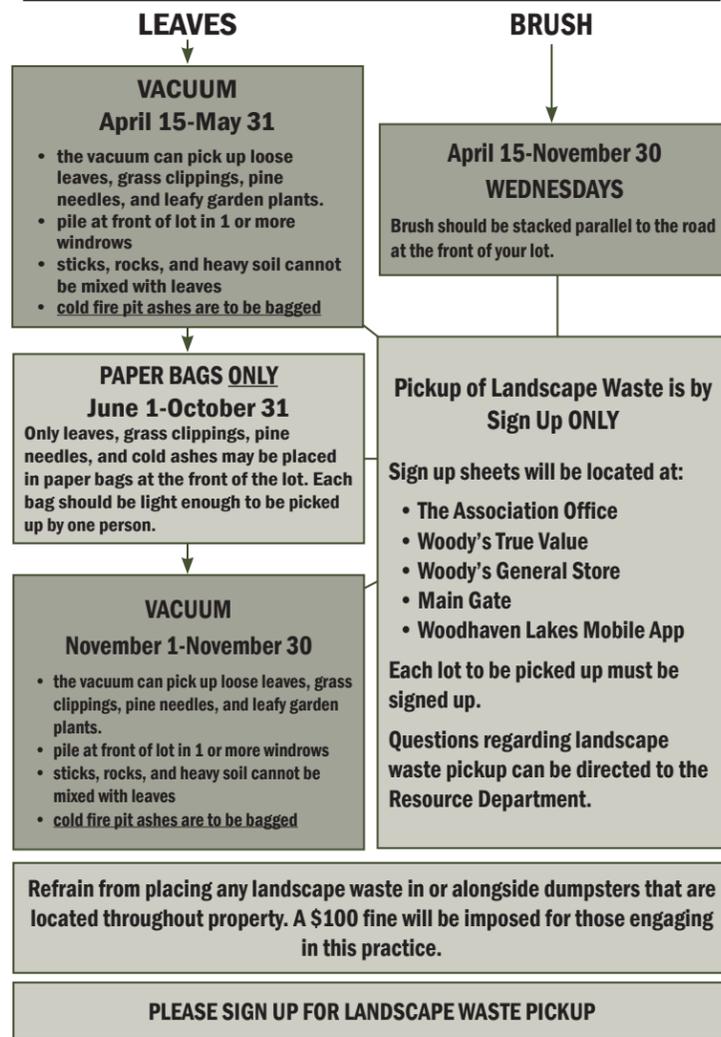
With the bait shop closed as of October 31 for the season, the bait machine will be in operation throughout the fall/winter.

Have You Removed Your Boat from Lake Storage and Common Areas?

With old man winter already threatening what is to come, this is a final reminder to pick up your boats from the lake storage areas as well as all common areas around the lakes prior to December 1.

According to the Association Rules and Regulations, all watercraft stored at the designated storage areas or any common area adjacent to the lakes must be removed between December 1 and March 1. By doing so, those boats that are abandoned can be identified and steps can be taken to locate the owner. In addition, routine maintenance can be performed on the storage areas. This is also a good time for watercraft owners to make sure that the registration sticker is current, and the section/lot numbers are affixed to the outside of the boat. Staff will pick up the remaining boats after December 1. Notification letters will be sent out to the owners of boats if the section/lot number appears on the outside of the boat. To reclaim a boat picked up by staff, contact Jerry Corcoran at the number below as soon as possible. Owners will be required to provide proof of ownership along with payment of fees related to pick up and storage. Any boats not claimed will be auctioned off after a period of one year. Please take time this fall to pick up your boats from all common areas. If you have questions concerning this matter, please contact the Resource Department at (815) 849-5209 extension 305.

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



Arthur Alberts (29-174) landed this beautiful 3 pound trout from Pine Lake the Monday following opening weekend!

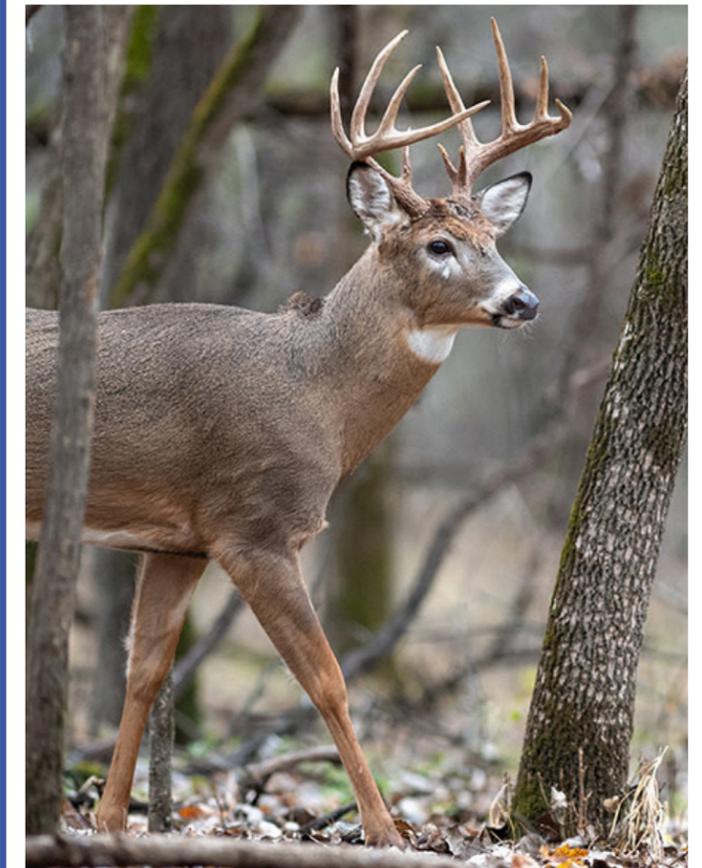
DAILY CATCH LIMITS AND RULES - 2023

1. **Woodhaven Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater.
2. **Bass Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater.
3. **Pine, Sunset, Black Oak, Hidden & Bluegill lakes** - 1 largemouth bass/day, 14 inch minimum length limit.
4. **All Lakes** - 15 fish combined catch limit on bluegill and redear species.
5. **All lakes** - 15 fish limit on crappie
6. **All Lakes** - 4 fish limit on channel catfish.
7. **All lakes** - return grass carp to the lake
8. **All lakes** - No limit on common carp, bullhead, and green sunfish species.
9. **All lakes** - NO MINNOWS: using live minnows can introduce unwanted species/organisms into our lakes.
10. **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.
11. **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.
12. **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.
13. **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.

Resource(ful) Information

Greetings from Woodhaven Lakes Resource Department. As winter approaches and the snow begins to fall, we want to remind all Property Owners of a few tidbits of information.

- Please DO NOT feed deer. It is against the Illinois Department of Natural Resources law. (chapter 1, Section 635.40) This is to help prevent the spread of diseases among the deer.
 - » This does include all variations of salt blocks.
 - » If you wish to have a bird feeder, please elevate it so the deer can not reach it. Our recommended height is at least 8ft.
- Don't forget to protect your young trees from deer rubbings by placing a protective barrier around the trunk of your tree.
- While out on property if you see a sick or dead deer, or unusual behavior of deer please report it to Public Safety.



THE NATURALIST CORNER

alyssa rod, nature center coordinator

December is here which marks the end of 2023. What a great year! Our Nature Center staff had a great time visiting with all of you through our programs, crafts, and daily visits. Reminisce with us on some of the fun times shown below! The Nature Center will be closed for the winter, but we will be open for Cabin Fever in February so stop by. While we're closed, we'll be working on all

the amazing activities we're planning for 2024 including new programs, exhibits, and plenty of fun, unique crafts for all ages – so lets look forward to a new year and a great time in nature!

NATURE CENTER HOURS:

CLOSED FOR THE SEASON



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- Landscaping | Tree Trimming
- Mulching | Mowing
- Power Washing
- Spring Clean Up | Fall Clean Up

815-671-1542 | gls8794@icloud.com

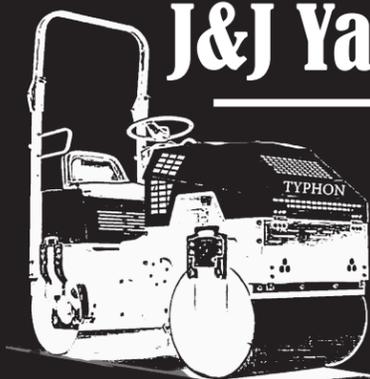
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J&J Yard Rolling



Luke Jackson

815-538-2871

815-712-8927

The Department of Public Safety has been conducting their annual walk-through checks of campsites. One of the items checked is vehicles which are stored on the campsites. As a reminder, per Woodhaven's Rules and Regulations, Article IX, Section 7 – Vehicles and RVs:

1. A vehicle that is not operable, lacks valid registrations, has become unsightly, unsanitary, a safety/health hazard, reasonably uninhabitable, deteriorated, or infested with rodents constitutes a nuisance and is not permitted on a Campsite.
- A motor vehicle that is not operable, with expired or no license, or which is not used on the property for the original manufactured purposes is prohibited.
- An operable vehicle will have inflated tires, current valid license plate, meet state safety regulations regarding lights, brakes, and glass, and be capable of starting and running on its own power.

This rule applies to all motorized vehicles including motorhomes, cars, trucks, slow-moving vehicles, moped, motorcycles and snowmobiles. The ESAC Office keeps a log of vehicles stored on campsites. If you have a LSV, snowmobile, moped or motorcycle that is covered or stored out of sight or a car, truck, van or SUV that is covered when not in use, we recommend contacting the ESAC Office to make sure your registration is on file. This will prevent receiving a letter from ESAC requesting proof of current registration. The best

way to assure the correct information is on file is to email a copy of the registration to ESAC@woodhavenassociation.com. This way, the registration can be saved to your file.

Motor RVs registered in Illinois have an annual expiration date of December 31st. As many of our Property Owners do not come out in the winter or use their motorhomes to travel to warmer climates, the ESAC Office will typically send a postcard reminder that a current license plate needs to be displayed on the vehicle by May 31st.

Similarly, snowmobiles registered in Illinois have an annual expiration date of September 30th. While these vehicles are used during the winter months, a current registration needs to be displayed on snowmobiles regardless of the time of year.

When updating our lists following Public Safety's checks, we have noted the majority of LSVs do not have a current registration on file. If you have an LSV on your lot, we strongly recommend you contact the ESAC Office to verify the registration is on file. Our office will be following up in the spring to advise Property Owners who have not supplied proof of current registrations.

As always, if you have any questions or concerns, please feel free to contact the ESAC Office either by email to the above noted address or by calling 815-849-5209 ext 130.



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Minutes from Woodhaven Lakes - Route 52 in Sublette

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 December Only

December
 Mon.-Sat: 8 a.m.-4 p.m.
 Sunday: 8 a.m.-2 p.m.

CLOSED: Dec. 24-26
CLOSED: Dec. 31 & Jan. 1

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 Fax | Copier | Shipping
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Rentals:
 Floor Care | Weed Eaters
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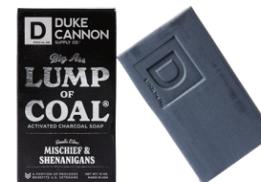
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5.99
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TV-AD-5157701372 TZ

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 Sunday | CLOSED

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

NEW

3/169	\$48,900
5/29	\$40,000
16/194	\$134,000
17/168	\$30,000
19/1	\$19,500
19/66	\$10,000
21/83	\$34,900
21/203	\$35,900
25/84	\$90,000
26/189	\$34,900
29/113	\$19,500

1/29	\$21,900	11/96	\$23,500	22/24	\$47,000
1/139	\$45,900	11/126	\$38,900	24/228-9	\$84,300
2/123-4	\$61,900	11/162	\$9,500	25/126	\$53,900
2/156	\$15,999	13/110	\$8,900	26/30	\$36,900
2/203	\$60,000	14/27	\$18,000	26/145	\$16,750
2/265	\$39,900	14/28	\$10,500	26/160	\$17,900
3/39	\$54,000	15/50	\$36,000	27/54	\$68,200
4/115	\$30,000	15/98	\$17,500	27/87	\$45,500
4/175	\$17,500	17/22	\$44,900	27/91	\$19,000
5/28	\$43,900	17/90	\$18,500	27/119	\$59,000
5/170	\$29,900	17/100	\$16,900	29/5	\$23,000
5/349-50	\$55,900	17/158	\$79,900	29/118	\$27,000
5/458	\$73,000	17/270	\$45,900	29/182	\$44,000
5/488	\$42,000	18/78	\$18,000	29/210	\$47,000
6/7	\$27,400	19/80	\$57,960	29/250	\$16,500
6/113	\$35,900	20/16	\$36,900	29/297	\$24,000
6/185	\$45,000	21/268	\$36,000	29/383	\$17,500
7/57-8	\$69,900	22/1	\$85,000		
7/109	\$67,500				
7/140	\$55,000				
8/90	\$114,890				
8/91	\$19,500				
8/92	\$122,000				
8/142	\$39,900				
9/8	\$33,900				
9/73	\$24,500				
10/82	\$11,500				
10/90	\$34,900				

CLOSED

4/69	11/308
6/20	17/19
11/124	26/250
11/252-3	27/34
11/299	



Reduced | **Contingent/Pending**

Information Last Updated 11/14/23



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 Se Habla Español



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 Realtor® Broker
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JWiley@woodhavenassociation.com

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

