

# WOODHAVEN NEWS

MARCH '24 | VOL. 41 NO. 2

1st Assesment Due:  
March 31st, 2024



## WHATS INSIDE:

Management Report  
pgs. 3-4

Recreation & Activities  
pgs. 10-11

Resource(ful) Information  
pgs. 12-19

## PRESIDENT'S MESSAGE



I hope everyone had a great holiday season. The Board of Directors and Staff have been working hard to prepare for the upcoming season.

The theme for the season and the calendars have been completed. The rules and regulations have been reviewed, and some changes have been made. Improvements have been completed at both the General Store and the True Value Service Center. These were just some of the highlights.

We asked for applications to serve on our committees, and we are delighted to receive so many applicants. We will be making appointments next month. It is great seeing so many people willing to volunteer their time.

This is an election year. There will be 3 directors' positions that

will be up for election this year. If you are interested in running, the information will come out in the next couple of months.

We just finished Cabin Fever, and although the weather didn't cooperate, there was great attendance. The best part is that it starts the year's activities. The Easter egg hunt will be coming up on March, and long-awaited Spring Fling Weekend will be April 27-28.

We will again have each of our Board Members write an article for our newsletter this year. Hopefully, it gives our lot owners a better chance to know their Board of Directors.

I am looking forward to seeing everyone really soon.

*Daniel Rossi,*

Board of Directors President



- 1 President's Message
- 3-4 Management Report
- 4-5 Board News & Meeting Schedules
- 6-8 Citations/Violations | Section Reps.
- 8 New Property Owners
- 8 WLRI Residential Properties for Sale
- 9 Taxes vs Assessments
- 10-11 Recreation & Activities
- 12-19 Resource(ful) Info & Deer Pop. Survey
- 20 ESAC Corner
- 22-23 Resource News
- 24-25 The Naturalist Corner
- 27 Woody True Value Bargains of the Month
- 28 Woodhaven Lakes Realty Lots for Sale



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

**ASSOCIATION OFFICE/ESAC**

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

**WOODHAVEN LAKES REALTY**

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

**WOODY'S TRUE VALUE**

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

**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

PLEASE CHECK THE ONLINE FACILITY HOURS CALENDAR AT [WWW.WOODHAVENASSOCIATION.COM/FACILITY-HOURS](http://WWW.WOODHAVENASSOCIATION.COM/FACILITY-HOURS) FOR MOST UP-TO-DATE SCHEDULES

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

**IMPORTANT PHONE NUMBERS**

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

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

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

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

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

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

For inquiries regarding the Woodhaven News, or to submit a letter to the editor: [NLeffelman@woodhavenassociation.com](mailto:NLeffelman@woodhavenassociation.com)

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



Five years go by fast. That fact really comes into focus each year when staff and the Board review the updated Five-Year Operating Plan for the Association, evaluate the capital projects list, and make any adjustments as needed to make sure these projects are appropriately scheduled in the plan. As an example, can you believe it's been five years since the renovations were completed at the Service Center and in the Restaurant at the General Store? We can't either!



Looking ahead, there are several noteworthy projects and enhancements on the table for the upcoming season. Undoubtedly, one of the most significant decisions the committees and Board will be faced with this year is figuring out whether to replace the recently demolished Lakeside Building and, if so, determining its primary function and use. There is currently \$300,000 allocated in the Association's Reserve Plan for the replacement of the building. As previously mentioned, preliminary ideas are to rebuild and offer a dedicated and enhanced fitness/exercise facility in the new building and relocate the public computers to the lower-level area of the Lakeview Building, where the exercise equipment is currently located. Again, these are simply preliminary ideas, and we truly welcome your feedback and input into this facility's decision-making process. The Speak-Up Sheet program is an excellent tool for getting your voice heard.



Another big enhancement schedule for the upcoming fiscal year is the renovation of the Woodhaven Lake Beach area. Preliminary plans were presented and discussed last year at the Facilities Planning Committee and throughout the budget process at both the Budget Workshops and Budget Hearing Meeting. Project goals are to stabilize the shoreline, beach, and pool 2 deck slab while creating a pathway along the shoreline to connect to existing paths and provide improvements to boat rental loading and access. A combined \$500,000 is allocated in the Reserve Budget for Fiscal Year 2024-2025 for both the beach renovations and shoreline stabilization projects. We anticipate work to begin in late summer/early fall of this year.



Other significant projects and capital improvements scheduled for the upcoming fiscal year include enhancements to the coinless pay system at the Laundromat, upgrades to the outdoor warning siren system, a new boat pier at Black Oak Lake and continued replacement of Woodhaven's road signs. Further down the road, but still in that five-year window (and we know how fast five years go!), is the renovation/replacement of the Pool 2 basin scheduled for Fiscal Year 2026-2027.

For more information regarding Woodhaven's operating and restricted budgets, we encourage you to check out all Financial/Budget Documents available on the Property Owner portion of our website. If you have any further questions, don't hesitate to contact the Association Office.

**2024 Board of Directors Election**

Along with normal business and the myriad of projects scheduled for the upcoming season, we will also be holding an election to fill three of the seven Board of Directors seats. The election process will begin in early April, which allows for Board candidates most of the season to campaign and get their message and vision out to Woodhaven Owners. Board election results are announced at the Annual Meeting on Sunday, August 25, 2024. We encourage you to take time to research, learn about, and talk to the candidates when they are announced, and vote for the candidate or candidates that best align with your interests, views, and vision for Woodhaven.

**2024 - 2025 Assessments**

The annual assessment invoicing process has been completed, and statements were mailed to Property Owners in mid-January. If you have not received an invoice from Woodhaven, please contact the Association Office. The January invoice will be the only notice sent prior to the March 31, 2024, due date. This issue and next month's issue of the Woodhaven News will include reminders of your assessment responsibilities.

The assessment invoice provides Owners with the choice of two payment options. The first is full payment on or before March 31, 2024. When Property Owners choose this option, you will receive a \$30 discount on lots with sewer service or a \$25 discount on lots without sewer services.

The second option is an installment payment plan. The first installment requires 50% of the total assessment due (\$747.50 for sewer lots and \$687.50 for non-sewer lots) to be paid plus or minus any prior year balance amounts included on the statements. The first installment payment is due on or before March 31, 2024. The second installment of \$373.75 for sewer lots and \$343.75 for non-sewer lots is due on or before May 31, 2024. The third and final installment of \$373.75 for sewer lots and \$343.75 for non-sewer lots is due on or before July 31, 2024.

With either option, please make sure your payment is received before the due date. Payments received after March 31, 2024, will be charged an additional late fee of \$50. For the second and third installments, payments received after their due dates will be charged an additional late fee of \$25 per installment payment.

Assessment payments can be made in the following ways:

**In-Person at Association Office**

- Cash
- Check
- Credit Card - 3.25% Convenience Fee

**By Phone at Association Office - 815-849-5209**

- Check - ½ % + 0.35 Convenience Fee
- Credit Card - 3.25% Convenience Fee

**Online at [www.woodhavenassociation.com](http://www.woodhavenassociation.com) through Payment Portal**

- Check - ½ % + 0.35 Convenience Fee
- Credit Card - 3.25% Convenience Fee



### Other News and Notes

- The Association Office, ESAC and Woodhaven Lakes Realty will expand Saturday hours from 8:30 a.m. – 4:30 p.m. beginning March 2.
- The 2024 Woodhaven Recreation Calendar is available at the Association Office.
- Woodhaven Lakes Realty Staff represented Woodhaven at the Chicago RV & Camping Show at the Donald E. Stephens Convention Center in Rosemont February 15 – 18.

### NOTES FROM THE COMMUNICATIONS COMMITTEE

- Leaf/Brush Pick Up will start April 15; check out details on page 23
- Make sure ALL your contact info is up to date with the Association, especially address, phone numbers and emails
- The Restricted Materials compound is accessible with a Property Owner pass 24/7. Please be sure to read and adhere to the signage for acceptable vs unacceptable materials.

### BOARD & COMMITTEE MEETINGS

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

**Please see the online Event Calendar for details. Board meeting agendas will be posted to Facebook prior to each meeting.**

#### FEBRUARY

**13th** Board of Directors' Meeting, Naperville 7:00 p.m.  
**27th** Board of Directors' Meeting, Naperville 7:00 p.m.

#### MARCH

**12th** Board of Directors' Meeting, Naperville 7:00 p.m.  
**26th** Board of Directors' Meeting, Naperville 7:00 p.m.

#### APRIL

**9th** Board of Directors' Meeting, Naperville 7:00 p.m.  
**20th** Communications Comm. Meeting, Woodhaven 8 a.m.  
**23rd** Board of Directors' Meeting, Naperville 7:00 p.m.

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

### BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their December 12, 2023, meeting:

*Full meeting minutes will be posted to the Members tab on our website after approval at the January 9th meeting.*

1. Motion was made to approve the November 14, 2023 – Board of Directors Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the November 14, 2023 – Board of Directors Executive Meeting Minutes. Motion passed unanimously.
3. Motion was made to accept the ESAC Board of Review recommendations except Section 29 lot 200 and Section 22 Lot 148. Motion passed unanimously.
4. Motion was made to accept the Public Safety Board of Review as written. Motion passed unanimously.
5. Motion was made to table the allocation of surplus funds resolution until the next meeting. Motion passed unanimously.
6. Motion was made to have the assessment amounts for the 24-25 fiscal year remain the same at \$1,495 for lots with sewer services and \$1,375 for lots without sewer services. Motion passed unanimously.
7. Motion was made to accept the resolution for the 2024 Board meeting schedule. Motion passed unanimously.
8. Motion was made to accept the resolution for the new package handling policy under 04-200-1223. Motion passed unanimously.
9. Motion was made to accept the authorization to establish bank accounts at First State Bank in Mendota as written. Motion passed unanimously.
10. Motion was made to temporarily deactivate passes until Section 24 Lot 66 is brought into compliance. Motion passed unanimously.
11. Motion was made to temporarily deactivate passes until Section 11 Lot 214 is brought into compliance. Motion passed unanimously.
12. Motion was made to accept the ESAC Board of Review decision regarding Section 29 Lot 200 with a fine of \$150. Motion passed unanimously.
13. Motion was made to accept the citation as issued for Section 22 Lot 148. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their January 9, 2024, meeting:

*Full meeting minutes will be posted to the Members tab on our website after approval at the January 23rd meeting.*

1. Motion was made to move Agenda Changes to be the next item on the agenda. Motion passed unanimously.
2. Motion was made to move Old Business to be the next item on the agenda. Motion passed unanimously.
3. Motion was made to pass the resolution for the Association to redistribute 100% of the surplus of \$355,784 to the reserve funds. Motion passed unanimously.
4. Motion was made to approve the December 12, 2023 – Board of Directors Meeting Minutes. Motion passed with 3 ayes and 2 abstentions.
5. Motion was made to approve the December 12, 2023 – Board of Directors Executive Session Minutes. Motion passed with 3 ayes and 2 abstentions.
6. Motion was made to appoint Patrick Sleik as the new chair of the Public Safety Board of Review. Motion passed unanimously.
7. Motion was made regarding Section 21 Lots 96 and 98 that the first citation be upheld with a fine of \$500 and restricted use of the campsite to days 6am-10pm for 183 days beginning January 10, 2024. Motion passed unanimously.
8. Motion was made regarding Section 21 Lot 97 that the first citation be upheld with a fine of \$150. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their January 23, 2024, meeting:

*Full meeting minutes will be posted to the Members tab on our website after approval at the February 13th meeting.*

1. Motion was made to approve the January 9, 2024 – Board of Directors Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the January 9, 2024 – Board of Directors Executive Session Minutes. Motion passed unanimously.
3. Motion was made to approve the resolution to close NuMark Credit Union bank accounts as written. Motion passed unanimously.
4. Motion was made to approve the FasCard Flex system for the laundromat for a total of \$22,612.76 with approval for the 50% downpayment in the amount of \$11,307. Motion passed unanimously.
5. Motion was made to temporarily suspend privileges for Section 10 Lot 91 until membership papers are completed. Motion passed unanimously.

### Woodhaven News Classified Ad Request

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

Mail this form to:

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


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

*\*All ads must be prepaid*

*\*Businesses may not place classified ads*

Please run this ad for the months of: \_\_\_\_\_

Amount enclosed: \$ \_\_\_\_\_



**T & R SALES**  
 Park Model Homes & Destination Trailers

**Located At 601 N Inlet Road,  
 Sublette IL 61367**

**WWW.TR-SALES.COM  
 SALES@TR-SALES.COM  
 815-849-9089**

#### T & R Sales and Service is now offering:

- Gravel Drive Ways
- Gravel RV Pads
- Gravel Camper Pads
- Camper Removals and Installs
- Culvert Removal and Installs
- Shed Installation
- Trailer/Camper Leveling
- Lot Mowing

**We are also offering skid loader services, if needed, for your property. Call to get a quote today!**



### Woodhaven's Honor Roll of Veterans

We are continuing to seek the names of Woodhaven Property Owners and their immediate family who are US veterans or active duty. We will be adding to the list we compiled in over the last few years - if you submitted your info already, we will continue to include you. The Association would be honored to post these names in the *Woodhaven News*. You can fill out the form and return it to the Association Office, online [here](#) or you can send us a message through Facebook. We will continue to accept submissions and publish the list annually. Thank you for your time and thank you for your service to our country!

#### Woodhaven's Honor Roll of Veterans

Name: \_\_\_\_\_

Section: \_\_\_\_\_ Lot: \_\_\_\_\_

Branch of Military: \_\_\_\_\_

Wars Served or Peacetime: \_\_\_\_\_

Additional Information: \_\_\_\_\_

**ESAC CITATIONS - DECEMBER**

Sec/Lot	Violation
1/1	Canvas not removed from portable overhead
1/147	Misc building materials; non-burnable items in fire pit
2/219	Floor of RV rotten/falling; shed roof deteriorated; fire pit over 4'
3/39	Exposed wires under overhead; extension cord plugged in
3/152	Extension cord plugged in; deteriorated shingles on shed
3/154	Exposed wires under RV/missing skirting; rotten wood on shed
4/18	No cap on RV port; tape on RV vent
4/85	Building materials - blocks
4/86	Sewer line broken/no cap; rotten wood on shed; RV roof loose
5/2	No permit for sink; sink not connected/covered; exposed wire
5/91	753 sq ft patio; duct tape on shed roof; RV seams open
5/94	Tape on conduit at meter
5/319	Exposed wire to outlet on RV
5/354	Deck permit expired; no railing on deck; bldg. materials
5/421	Permit to replace siding expired; siding missing from RV/room
5/436	Cap on sewer inlet not secure
6/2	Hole/deteriorated shingles on shed roof
6/14	Canvas not removed from portable overhead
6/44	RV less than 7' from property line
6/79	Canvas not removed from portable overhead
6/167	RV awning damaged; holes/rotten wood on patio
6/185	No permit for overhead; spray foam on room
7/164	Deteriorated shingles on shed; rotten wood on shed
7/198	Open around shed doors; no cap on sewer inlet
8/142	Shingles missing from shed; rotten wood on shed
9/155	Patio less than 5' from 155/154 line
10/166	Boat with gas motor on lot after 12/1
10/179	Exposed wire to light under overhead
11/71	RV seam open; non-burnable items in fire pit
11/219	Roofs over RV tip-outs; open in side of NEMA3; misc bldg. mat.
11/250	Deck/overhead less than 7' from line; no survey for permit
12/15	Fence around water hydrant
12/24	Spindles on deck railing exceed 4" spacing; bldg. materials
12/69	RV roof deteriorated; RV skirting missing
13/134	Tarps enclosing deck overhead creating over 400 sq ft enclosure
14/29	Damaged/mismatched roofing on shed; rotten wood on shed
15/101	Open area in faceplate of meter box; sewer line broken
15/106	Patio less than 5' from 106/107 line
15/124	Tape on sewer inlet; building materials - railroad ties
15/179	Room roof damaged; broken window on room; skirting missing
16/89	Canvas not removed from portable overhead
16/90	Rotten wood on room; RV roofing loose; exposed wire on room
16/138	Locker door not secure; RV roof damaged; shed door not closing
16/190	No permit for drive or patio; building materials - blocks
17/86	Tent not removed by 12/1
17/168	Shed roof deteriorated; rotten wood on shed
17/197	RV power cord plugged into extension/lying on ground
17/271	Exposed wire behind RV
18/4	Holes in flex line; flex line not secured to sewer inlet; open seam
18/38	Broken window on RV; vinyl on RV door loose
18/43	Exposed wire to junction box on room

Sec/Lot	Violation
19/8	RV seams open; tape on side of RV; RV roof A/C damaged
21/268	Exposed wires to lights on room; room missing siding
22/1	Damaged boards on deck and patio; damaged/missing skirting
22/5	Building materials - timbers
22/15	Canvas not removed from portable overhead
22/60	Tarps enclosing overhead creating over 400 sq ft enclosure
24/193	Outlet on ground; plastic bag over sewer inlet; shed roof damage
24/242	RV skirting damaged; bldg. materials - lumber, lattice, stairs
24/256	Rotten wood on shed; shed roof damaged
25/2	Rotten wood on sheds; open around shed door
25/76	Post supporting junction box leaning
26/27	No permit for sink; sink not connected; canvas on port. overhead
27/20	Tape on RV/awning; RV plugged into ext. cord; tape on wire
27/121	Miscellaneous building materials
27/135	Shingles missing from shed; rotten wood on shed
27/157	Broken window on room
27/165	Rotten wood on shed; misc stored on deck/dog run
28/8	Building materials - miscellaneous blocks
28/69	Rolled asphalt roofing on RV tip-out
28/87	Tape on RV; flex line not connected; shed roof deteriorated
28/90	Tarp over RV (since June 2023); mismatched shingles on shed
29/58	Canvas not removed from portable overhead
29/82	Wood fencing on wood pile
29/125	Tarp over RV (since August 2023)
29/137	Lights in trees
29/214	LP less than 20' from fire pit; bldg. materials - timbers
29/238	Shed less than 5' from rear line
29/256	Culvert over 256/257 property line
29/306	Bottom trim missing from RV doors; RV seam open
29/389	RV less than 7' from line; exposed wood on shed; patch on shed

**CLASSIFIEDS**

**26/204** - 1993 Brecker Ridge PM Z. Deck, Addition, Shed, firepit, Gravel Drive, Sewer, Water, Neat Lake. Sleeps 6. 36K OBO. Call 708-301-2899 (5)

**REGISTERED SEX OFFENDER LIST**

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

**PUBLIC SAFETY CITATIONS - JANUARY & DECEMBER**

Sec/Lot	Owner/Guest	Offense
29/232	Guest	Speeding 26 mph in a 20 mph zone
29/232	Guest	Failure to pull over
29/232	Guest	Failure to have a driver's license in possession while operating a motor vehicle (4th Citation)

**ESAC CITATIONS - JANUARY**

Sec/Lot	Violation
1/103	Building materials - blocks, lumber
1/146	Tarp over shed (since July)
1/147	Misc. building materials; spray foam on skirting
2/130	Exposed wire at NEMA3
3/39	Exposed wires under overhead; rotten wood on shed
4/18	No cap on RV port; tape on RV vent
4/35	Bottom trim missing from RV door; bldg. mat - blocks
4/86	Sewer line broken; no cap on sewer inlet; rotten wood on shed
4/162	Flex line not connected; RV service door missing; open trash can
5/57	Building materials - lumber/timbers
5/88	No permit for portable overhead
5/94	Tape on conduit at meter
5/129	Room less than 7' from 129/128 line
5/319	Exposed wire to outlet on RV
5/421	Permit to replace siding expired; siding missing from room/RV
5/436	Sewer cap not secure; gas-powered boat on lot
5/454	Rotten wood on shed
6/2	Hole/deteriorated shingles on shed
6/14	Canvas not removed from portable overhead; overhead damage
6/167	RV awning damaged; holes/rotten wood on patio
7/100	Retaining wall deteriorated; inapp storage of LP tanks
7/164	Deteriorated shingles on shed; rotten wood on shed; bldg. mat.
8/130	No permit for portable overhead
8/142	Shingles missing from shed; rotten wood on shed
9/155	Patio less than 5' from 155/154 line
9/198	Second permit to repair RV roof expired; roof not completed
10/14	Building materials - plywood, landscape timbers
10/91	Wood in meter box; rotten wood on shed; shed side separating
10/193	Bldg materials - blocks, bricks, pallets, plywood, lumber
11/191	RV seam open
11/198	Building materials - blocks, lumber
11/219	Roof over tip-outs unacceptable; open on side of NEMA3
11/241	Shed roof deteriorated; rotten wood on shed; door not secure
11/250	Permit for deck/OH not complete - needs survey; less than 7'
11/260	Broken window on room; rotten wood on room; exposed wire
12/26	Rotten wood on shed and room
14/29	Damaged/mismatched roofing on shed; rotten wood on room
15/73	Building materials - vinyl pcs, plywood
15/101	Open area in meter box; sewer line broken/open
15/152	Tarps on RV and room (since July); hole in shed; deck damaged
15/157	RV roof, siding, skirting damaged; deck/railing damaged
15/179	Room roof damaged; broken window on room; skirting not set
16/18	Block covering sewer inlet; bldg. mat - blocks, timbers
16/76	Building materials - blocks
16/89	Canvas not removed from portable overhead; overhead damage
16/90	Rotten wood on room; RV roofing loose; exposed wire on room
16/138	Locker doors not secure; shed door not closing; RV roof damaged
16/139	Misc building materials

Sec/Lot	Violation
17/168	Shed roof deteriorated; rotten wood on shed
17/288	Deck boards deteriorated
18/12	Shed wall separating; shed door hinge broken; hole in deck
18/22	Miscellaneous building materials - RV removed
18/38	Broken window on RV; vinyl on RV door loose
20/8	No cap on sink drain; bldg. materials - PVC pipe
22/1	Damaged boards on deck and patio; RV, deck skirting damaged
22/5	Building materials - landscape timbers
22/15	Canvas not removed from portable overhead; overhead damage
22/33	Fire pit 1' from line; wood pile over line; exposed wires
22/133	Rotten wood on shed
22/134	Hole/deteriorated shingles on shed roof
23/94	Exposed wire on deck; exposed wood on shed; no roof supports
23/142	Damaged/missing shingles on shed roof; rotten wood on shed
24/49	Rotten wood on shed
24/106	Building materials - bricks, plywood
24/107	RV/deck missing skirting; exposed wire; inappropriate storage
24/193	Outlet on ground; plastic bag over sewer; damaged shed shingles
24/242	Damaged skirting; building materials - lattice, lumber, stairs
25/35	Shed doors not closing properly; wall/roof of shed separating
26/27	No permit for sink; sink not connected to sewer; POH damaged
26/74	No gasket at flex line/sewer inlet; shed roof deteriorated
26/154	No permit for portable overhead
27/20	Tape on RV awning/siding; RV cord/extension hanging in tree
27/120	No Lee County permit fee for Overhead; railing exceeds 38"
27/121	Miscellaneous building materials
27/135	Shingles missing from shed; rotten wood on shed
27/151	Deteriorated shingles on shed; exposed wire under room
28/31	Rotten wood on shed
29/4	Exposed wires to lights by driveway
29/126	Lights supported by trees
29/137	Lights supported by trees
29/214	LP tank less than 20' from fire pit; bldg. materials - timbers
29/217	RV seams open
29/256	Culvert over 256/257 line
29/289	RV power cord plugged into extension cord
29/360	Exposed wire at AC; tape on RV outlet; damaged RV skirting



## WELCOME NEW PROPERTY OWNERS - JANUARY & DECEMBER

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

Sec/Lot	Name	City/State
2/265	RUTH MATHER	PINGREE GROVE IL
3/33	LUIS ROMAN & ELVIA RODRIGUEZ	CHICAGO IL
3/36	CHRISTOPHER & JENNA TAYLOR	WATERMAN IL
3/40	DARIN FURAR & DAWN MICHEL	GRANVILLE IL
5/80	ALEJANDRA BARRIOS	AURORA IL
7/57-8	GRETCHEN SHELLY & LEN MEYER	BLOOMINGTON IL
7/59	LARRY & DIANA WADE	RACINE WI
10/90	JOHN QUENON	CHICAGO IL
10/133	VICTOR VIRGILIO	LOCKPORT IL
11/292	DONALD & LEE ANN TERRY	PERU IL
14/42-3	SHARON & STEVEN GRANAT	FRANKFORT IL
16/175-6	ANNETTE TUZZOLINO	CHICAGO IL
17/90	MICHAEL BAUMANN	BARTLETT IL
19/1	RUSSELL & INES RADEJEFSKI	CAMERON NC
19/66	SHAWNA MCGUIRE	NORMAL IL
21/51-2	JANE KACZMAREK	ITASCA IL
21/203	DANIEL GARCIA	CHICAGO IL
21/259	CHRISTOPHER DWYER	OAK LAWN IL
21/272	GERARDO & MIRIAM TORRES	EVERGREEN PARK IL
24/230	VICTOR PIMENTEL	CHICAGO IL
25/50	WALTER E MARQUARDT	ALSIP IL
26/160	JEFFREY & KAREN CORNEILS	LEMONT IL
27/9	JAKUB BANBOR	ELK GROVE IL
27/119	ROBERT & KELLY CZAJKASKI	BEW LENOX IL

## 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	Jenice 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	Ryan Davidson	
Section 26		
Section 27		
Section 28		
Section 29	James Robinson	



## Please Call for an Appointment

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



# 815-849-5476

Last updated: 02/15/24

Bonita Willis - ePRO, C2EX, Designated Managing Realtor®

Mary Lovgren - Realtor® Broker  
815-994-1449 | maryelovgoren@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. **\$59,900**



Great Investment Opportunity! This listing offers 4 units that include a refrigerator, stove, dishwasher and laundry hookup. Separate utilities for each unit. This property has been meticulously maintained. Call for a private showing today! **\$249,900**

Listings available at: [woodhavenlakes.com](http://woodhavenlakes.com) | [realtor.com](http://realtor.com)  
[zillow.com](http://zillow.com) | [trulia.com](http://trulia.com)

## Taxes vs Assessments

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

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

### ANNUAL ASSOCIATION ASSESSMENT

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

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

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

### PROPERTY TAXES

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

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

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

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

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









# Resource(ful) Information – DEER EDITION

Woodhaven formed a deer management Ad-Hoc committee in the spring of 2023. Their mission statement is “to collect, review and analyze data related to Woodhaven’s deer population and make recommendations to the Board of Directors based on this data for the purpose of maintaining a well-balanced and healthy deer herd at Woodhaven.”

## Deer count summary:

Date	Total deer on property	Total w/ 15% correction factor	Deer/sq mi.	Conditions
4/5/2022	163	187	77	52°, light winds, occasional rain
1/18/2023	219	252	103	Overcast, 38°, light winds, no rain
2/8/2023	294	338	138	Partly cloudy, 41°, light SE winds,
3/14/2023	255	293	120	Sunny, 36°, light N winds, no snow
11/14/2023	159	183	75	Sunny, 60°, 16 mph S winds
11/28/2023	215	247	101	Sunny, 21°, 8-10 mph SW winds
12/12/2023	313	360	148	Sunny, 36°, 8-10 mph W winds
1/3/2024	304	350	143	Overcast, 36°, light winds
2/6/2024	324	373	153	Overcast, 44°, light winds

## Deer pick up Summary:

Total of 38 dead deer reported from 2/27/23 to 1/31/24.

- 4 Bucks
- 12 Doe
- 4 Yearlings
- 18 Fawns
- 4 total deer were sent in to be tested for CWD, all tests came back negative.

## Chronic Wasting Disease (CWD)

CWD is a disease that is taken very seriously by the IDNR. All deer are susceptible, and it is always fatal. The disease has an extended incubation period of 18 to 24 months between infection and the onset of noticeable signs. The first sign is loss of body weight even as the deer continues to eat. As the disease progresses, they may be slightly unsteady, standing with legs separated wider than normal and may show a subtle head tremor. Symptomatic deer may be found near water due to excessive thirst. Continued progression the deer may appear sleepy, unresponsive or may carry their head down with their ears lowered. Increased salivation, drinking and urination may also occur. Once the signs develop, they usually last for months until death. CWD is a slow, and inhumane death.

In regard to the Illinois Department of Natural Resources Section 635.40 Feeding or Baiting Wildlife, It shall be illegal to make available food, salt, mineral blocks or other products for ingestion by wild deer or other wildlife in areas where wild deer are present.

Bird/squirrel feeders providing seed, grain, fruit, worms or suet for birds or squirrels should be elevated. We are recommending a minimum of 8 feet high in elevation so deer cannot reach the feeders.

## CHRONIC WASTING DISEASE (CWD) IN ILLINOIS

**Neurological disease of deer • All deer are susceptible  
CWD is always fatal • No treatment or cure**

### CWD Symptoms:

It takes about 18 months for deer to die after exposure to CWD.  
Deer only exhibit visual symptoms in the last month of life.

Some symptoms include:

- Loss of coordination & inability to stand
- Drooping of head & ears
- Severe emaciation & dehydration
- Excessive salivation & nasal discharge



### CWD Transmitted by:

Direct contact with an infected deer

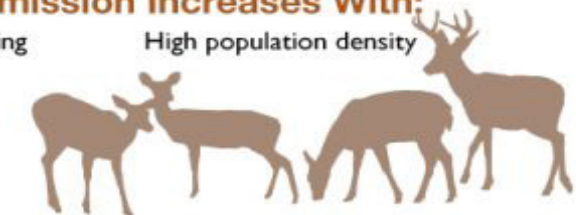
Ingestion of residual body fluids from a sick deer shed into the environment



### Disease Transmission Increases With:

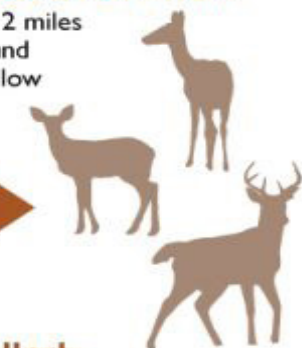
Supplemental feeding or baiting

High population density



### LOWER DEER DENSITY = LESS CWD RISK

Reducing deer population within 2 miles of where CWD has been found helps to keep infection levels low and minimize spread.



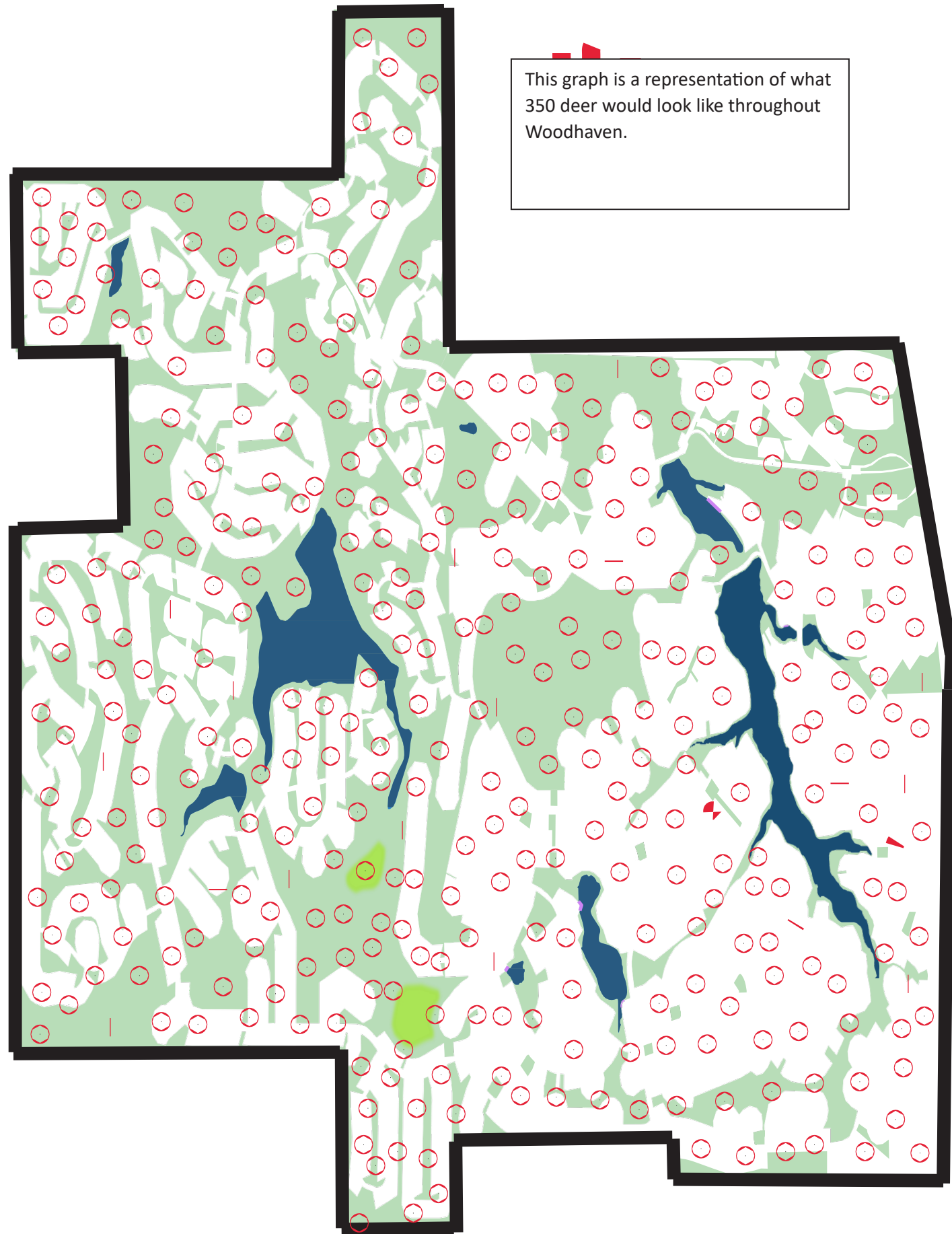
### If CWD is Not Controlled:

- This disease will likely spread over large portions of the state.
- Infection rates are expected to increase to high levels.
- Deer populations will likely be reduced, if not eliminated, by this disease.



[deer.wildlifeillinois.org](http://deer.wildlifeillinois.org)





Juniper Berry tree snapped off in a storm. The top of the tree is bare after being eaten by deer.



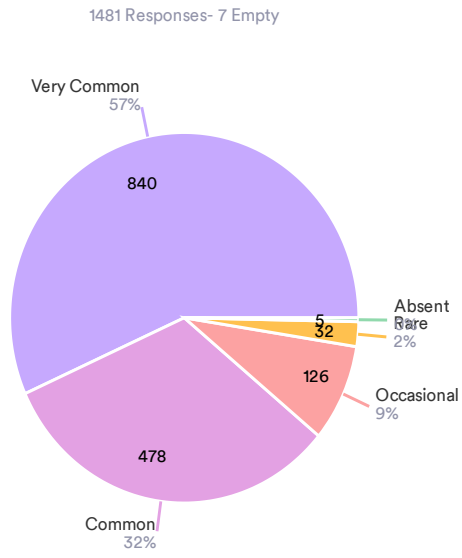
Deer browsing under a pine tree. Observe the browse line on the bottom few branches.



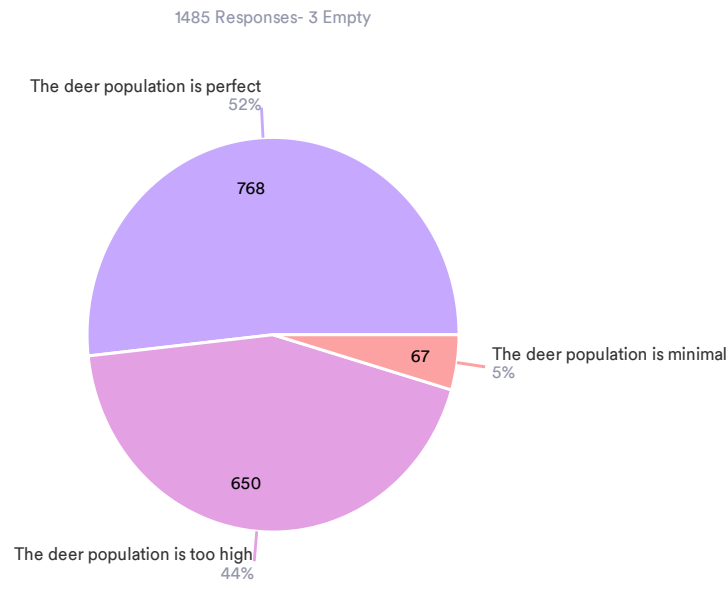


# Resource(ful) Information – DEER EDITION (POPULATION SURVEY RESULTS)

What is your perception of the White-Tailed Deer population within Woodhaven Lakes?

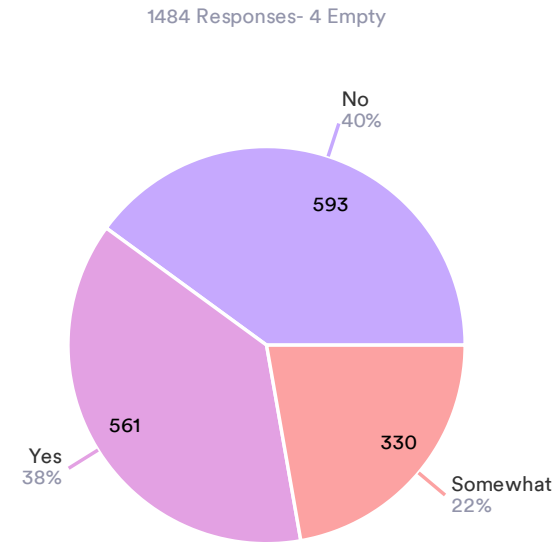


How do you feel about the current deer population within Woodhaven Lakes?



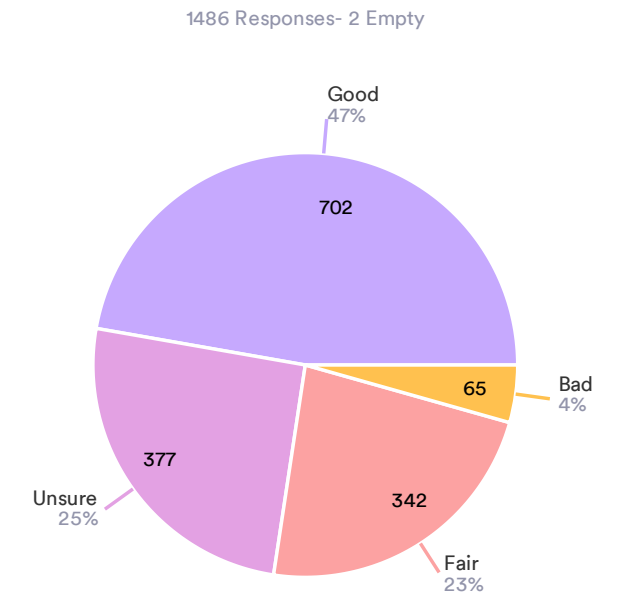
Very Common Common Occasional Rare Absent The deer population is perfect The deer population is too high The deer population is minimal

Do you have knowledge of Chronic Wasting Disease (CWD), which has infected deer within the state of Illinois and surrounding states?



No Yes Somewhat

What is your perception of the health of the deer with Woodhaven Lakes?



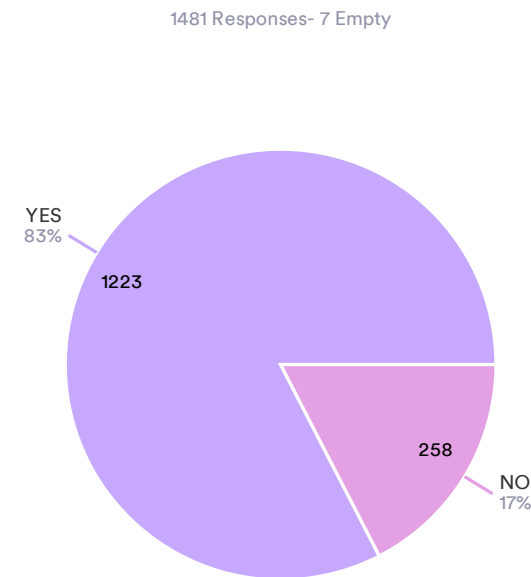
Good Unsure Fair Bad

Please rate the sources of wildlife related problems in and around your lot by dragging each option into order, from top to bottom.

7420 Responses- 4 Empty

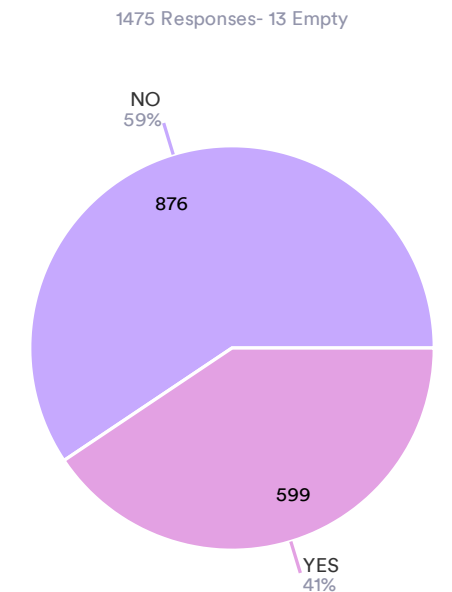
Data	Responses
5 Other	979
1 Deer	565
3 Raccoons	558
4 Geese	456
2 Groundhogs	424
1 Groundhogs	420
2 Raccoons	364
2 Geese	357
4 Groundhogs	355

Are you aware feeding deer is illegal in the state of Illinois?



YES NO

Have you experienced personal property damage caused by deer?

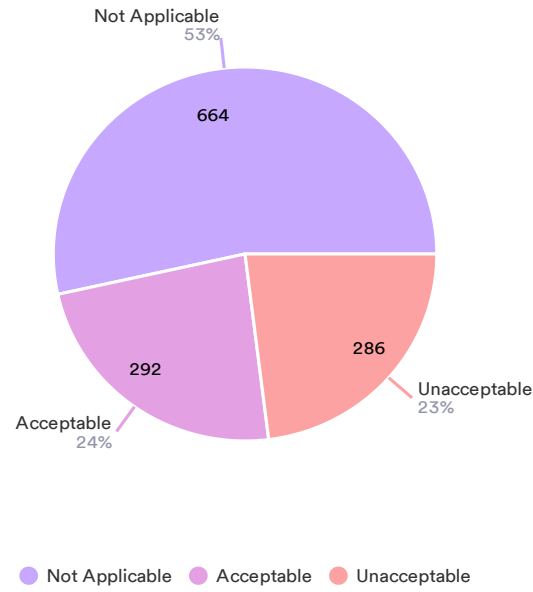


NO YES



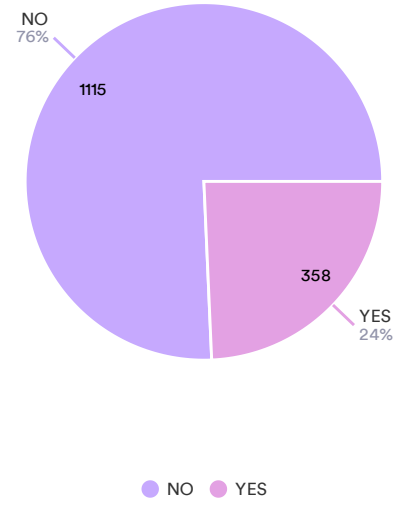
If you answered "yes" to the previous question, please indicate your opinion of the level of damage.

1242 Responses- 246 Empty



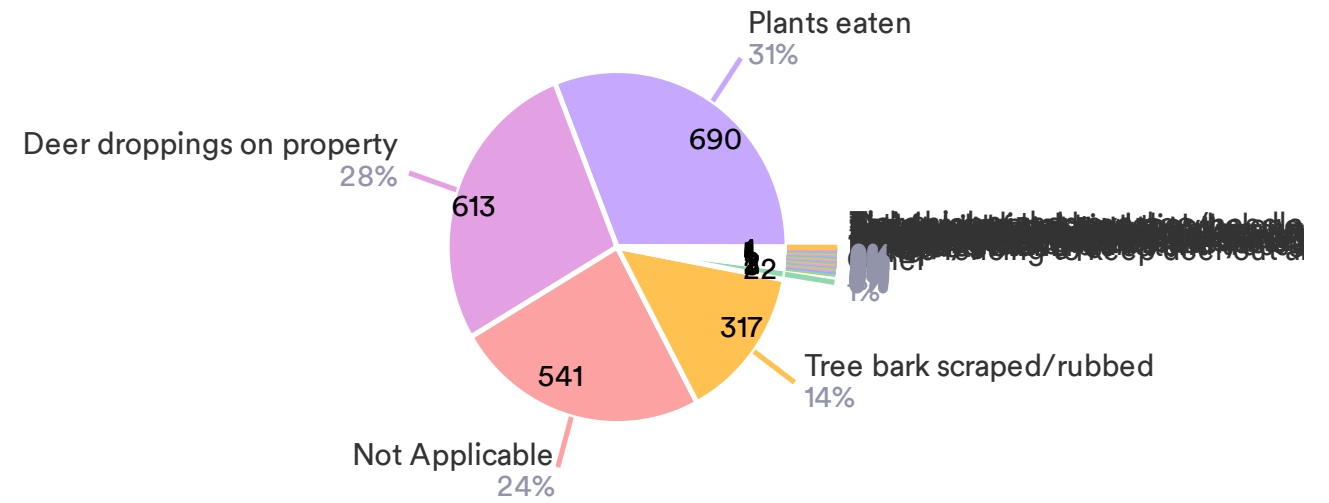
Have you used repellants, deterrents, or fencing to limit deer related damage?

1473 Responses- 15 Empty



Please indicate the type of deer related damage:

2227 Responses- 114 Empty



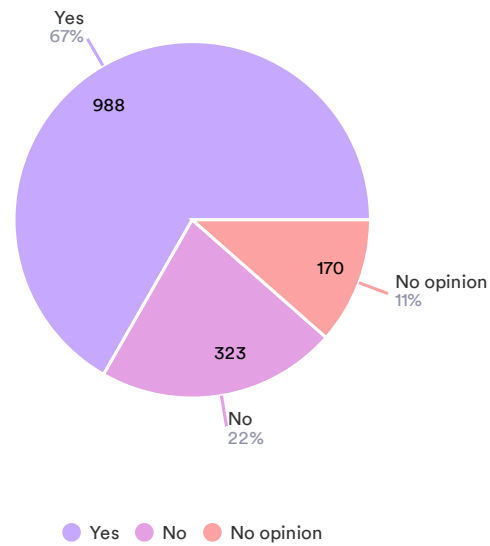
If you answered "yes" to the previous question, please specify what type of repellent, deterrent, or fencing you used.

393 Responses- 1095 Empty

Data	Responses
Fencing	25
N/A	10
None	9
Spray	8
NA	6
Liquid fence	5
Chicken wire	5
Pellets	5
Fencing around trees	4

The Association is investigating the need to manage the deer population to maintain healthier levels. Would deer population be acceptable to you given appropriate controls are in place?

1481 Responses- 7 Empty



- Plants eaten
- Deer droppings on property
- Not Applicable
- Tree bark scraped/rubbed
- Other
- None
- Put up fencing to keep deer out and got fined.
- Ticks
- Trees eaten
- Pine trees branches eaten
- Pine trees eaten
- None and I have plants and trees and a few deer
- moles
- roadway hazard
- Low-lying evergreen branches eaten
- Hoof prints leaving holes in yard
- Not sure if deer did certain damage
- Lyme disease Disease by a deer tick
- Rats, bats
- none
- Foot prints
- No damage
- Car totaled on shaw road a couple of miles from inlet road? Going east 5 yes ago
- Property items knocked over and broken
- Items knocked over and broken
- Dead carcass on property 2 years ago
- Deers eat all the bird seeds
- trees/shrubs destroyed
- Tree broken and killed
- Deer ate one kind of our plant but it is our fault that we did not read about it first. Now we know ...
- Went into my deck and destroyed chairs and table
- They are so destructive
- ticks- many many many
- Evergreens
- Bird Seed & Bird Feeders disrupted
- Its to be expected that they munch on foliage This isn't a metropolitan suburb!
- Trees
- Eating bird food
- Outdoor decore broken
- Bird feeders emptied nightly
- They are animals and they belong here! Let's figure out better pastures or grazing areas, so they ...
- Eating low level branches/needles on new trees. Planted saplings and they were all eaten over t...
- Car damage
- Ticks higher than average



This article was originally published in the August 2019 Woodhaven News. Due to the importance of the information, we wanted to reiterate the information as you prepare for the construction season.

If you plan to hire a contractor for your construction and improvement projects, here are a few tips from the Illinois Attorney General's Office:

1. Get all estimates in writing. (We cannot stress enough the importance of this step.)
2. Do not be induced into signing a contract by high-pressure sales tactics.
3. Never sign a contract with blank spaces or one you do not fully understand.
4. Remember you have three (3) business days from the time you sign your contract to cancel any contract if the sale is made at your home. The contractor cannot deprive you of this right by initiating work, selling your contract to a lender, or any other tactic.
5. If the contractor does business under a name other than the contractor's real name, the business must either be incorporated or registered under the Assumed Business Name Act.
6. Determine whether the contractor will guarantee his or her work and products.
7. Determine whether the contractor has the proper insurance.
8. Do not sign a certificate of completion or make final payment until the work is done to your satisfaction.

These basic terms should be included in your contract:

1. Contractor's full name, address and telephone number. Illinois law requires that persons selling home repair or improvement services provide their customers with notice of any change to their business name or address that comes about prior to the agreed dates for beginning or completing the work.
2. A description of the work to be performed.
3. Starting and estimated completion dates.
4. Total cost of work to be performed.
5. Scheduled and method of payment, including down payment, subsequent payments and final payments.
6. A provision stating the grounds for termination of the contract by either party.

In addition to the items noted, we suggest requesting references from your contractor. Remember, the lowest bid is not necessarily the best bid if the materials used are not of the same quality, size, etc., as another contractor's bid. Be sure you are comparing apples to apples.

The ESAC Office can also advise a Property Owner if a contractor has received any written complaints against them. The key word is "written." Complaints made verbally or on the internet are not official and cannot be tracked by the Association. If you do have a problem with a contractor, we strongly urge you to complete a Speak Up Sheet. While Woodhaven Association and the ESAC Department cannot be responsible for the work completed, left uncompleted or agreements made either written or implied between Property Owners and contractors, we will contact the contractor about the matter and place a copy of the Speak-Up Sheet in their file.

The more homework a Property Owner does prior to signing on the dotted line, the more likely they are to have a smooth experience with a contractor.

**HHT of Illinois**  
Construction Services 20+ Years

Roofing | Custom Decks | Room Additions  
Winterizing | Spring Clean Ups  
Inspections | Maintenance | Gravel Pads | Driveways

**815-849-4240**  
Visit us on Facebook to see our work!  
Major Credit Cards Accepted

**JLS Insurance Agency**  
815-434-4475  
REPLACEMENT COST COVERAGE  
AVAILABLE ON MOST UNITS  
ASK ABOUT A DISCOUNT IF YOU ARE AGE 50

REPRESENTING -  
**FOREMOST**  
INSURANCE GROUP

**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

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

**Tonja Greenfield, Broker**  
815-761-3220  
tgreenfield@erbesrealty.com

**OUR NEWEST WOODHAVEN LAKES LISTINGS**



Sec 5, Lot 378 - \$26,500    Sec 12, Lot 29 - \$21,500    Sec 16, Lot 103 - \$42,500    Sec 17, Lots 119/120 - \$89,900    Sec 21, Lot 89 - \$149,900    Sec 24, Lot 85 - \$18,500

**ALL OF OUR WOODHAVEN LAKES LISTINGS**

SEC 2 LOT 16.....\$59,000	SEC 5 LOT 461.....\$99,999	SEC 24 LOT 85.....\$18,500
SEC 2 LOT 55.....\$157,000	SEC 7 LOT 202.....\$18,900	SEC 25 LOT 2/3.....\$86,900
SEC 2 LOT 102.....\$120,000	SEC 7 LOT 205.....\$9,000	SEC 26 LOT 181/182.....\$79,900
SEC 2 LOT 118.....\$55,000	SEC 9 LOT 30/31.....\$45,500	SEC 27 LOT 57.....\$26,500
SEC 2 LOT 251.....\$48,000	SEC 10 LOT 80.....\$13,000	SEC 27 LOT 58.....\$41,500
SEC 3 LOT 46&47.....\$110,000	SEC 10 LOT 114/115.....\$43,000	SEC 27 LOT 103.....\$22,000
SEC 4 LOT 68.....\$159,900	SEC 12 LOT 29.....\$21,500	SEC 28 LOT 74.....\$39,900
SEC 4 LOT 155.....\$35,000	SEC 14 LOT 17.....\$31,000	SEC 25 LOT 25.....\$25,000
SEC 4 LOT 199.....\$30,000	SEC 15 LOT 140.....\$21,000	SEC 26 LOT 120.....\$75,000
SEC 5 LOT 37.....\$19,900	SEC 16 LOT 103.....\$42,500	1980 QUAILRIDGE PARK MODEL ONLY.....\$65,000
SEC 5 LOT 54.....\$15,500	SEC 16 LOT 152.....\$43,000	
SEC 5 LOT 138.....\$29,500	SEC 17 LOT 119/120.....\$89,900	
SEC 5 LOT 158.....\$38,700	SEC 18 LOT 43..... <b>REDUCED</b> .....\$87,000	
SEC 5 LOT 378.....\$26,500	SEC 18 LOT 59.....\$50,000	
SEC 5 LOT 405/406.....\$179,900	SEC 21 LOT 103.....\$23,500	
SEC 5 LOT 428.....\$30,000	SEC 22 LOT 33.....\$28,500	

**Commercial/Investment Properties**



**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. Call for more information and for a showing!

**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.

**815 Washington, Mendota \$180,000**  
Looking for an Investment property? Look no further! Two Story Brick Building with 9 unit apartments. Located on a corner. Front covered porch and Parking on three sides. The landlord pays water, garbage and gas for the water heater. Water heater installed 2023. Renter pays electric for heat and rent. Basement with work shop. 3 -- 1 bedroom apartments and 5 -- 2 bedroom apartments. One (1) bedroom in the basement. Seller is currently remodeling two apartments. Updates since seller bought-- painting, electrical, copper plumbing, flooring, and heating. Each apartment comes with a stove and refrigerator. Apartment Manager resides in one apartment and willing to stay and manage. Seller selling AS IS! Call today for a showing!

**\*\*Property status is as of Feb. 1, 2024\*\***





### Bass Lake Stream Restoration Project, Then and Now

The stream restoration project that took place between sections 8 & 9 is working as designed. The project was completed in April 2023. There have been some significant rain events and, most recently, snowmelt that have produced bank-full conditions in the stream. In viewing and monitoring these events, the stream has responded very well by slowing the water down through the designed pools, riffles, and runs that were created during restoration. This project, in essence, has restored this "ditch." Prior to the restoration, the ditch experienced significant erosion during heavy rain events, with eroded material being carried down to Bass Lake. This "ditch" has been restored into a "natural" stream system with greatly reduced erosion, thus acting to protect Bass Lake.

Over time, the goal is for this area to transition into an ever-changing array of flowers and native grasses that will provide critical pollinator species habitat. The key to this will be the management of the area in the future to reduce the impact of invasive species such as honeysuckle, buckthorn, garlic mustard, and reed canary grass, to name a few. Invasive species degrade an area over time as they tend to compete with native plant species by displacing or shading them out. The overtaking by invasive species in time reduces the diversity of plants, thus impacting wildlife species. Areas having a greater diversity of plant species are healthier environments for many wildlife species. In your travels around property, be sure to walk the trail periodically to keep an eye on the area as this transition continues into the future.

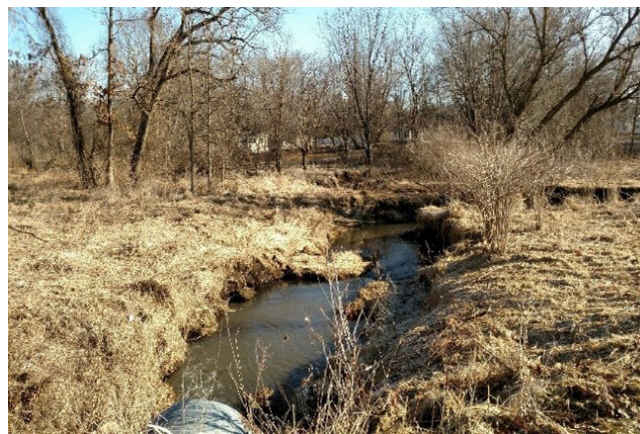


Figure 1 Picture of culvert outlet underneath Woodhaven Drive East looking towards section 8 & 9 as it looked in 2019

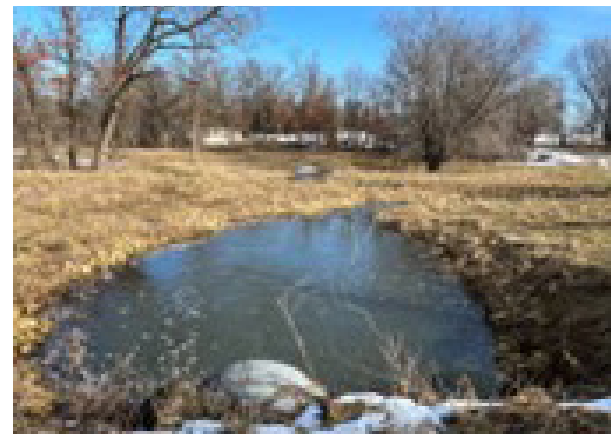


Figure 2 Current, February 2024, picture of the culvert under Woodhaven Drive East looking towards sections 8 & 9.



Figures 3 & 4 Area between sections 8 & 9 in April 2023 following seeding. Picture to the right was taken February 2024.



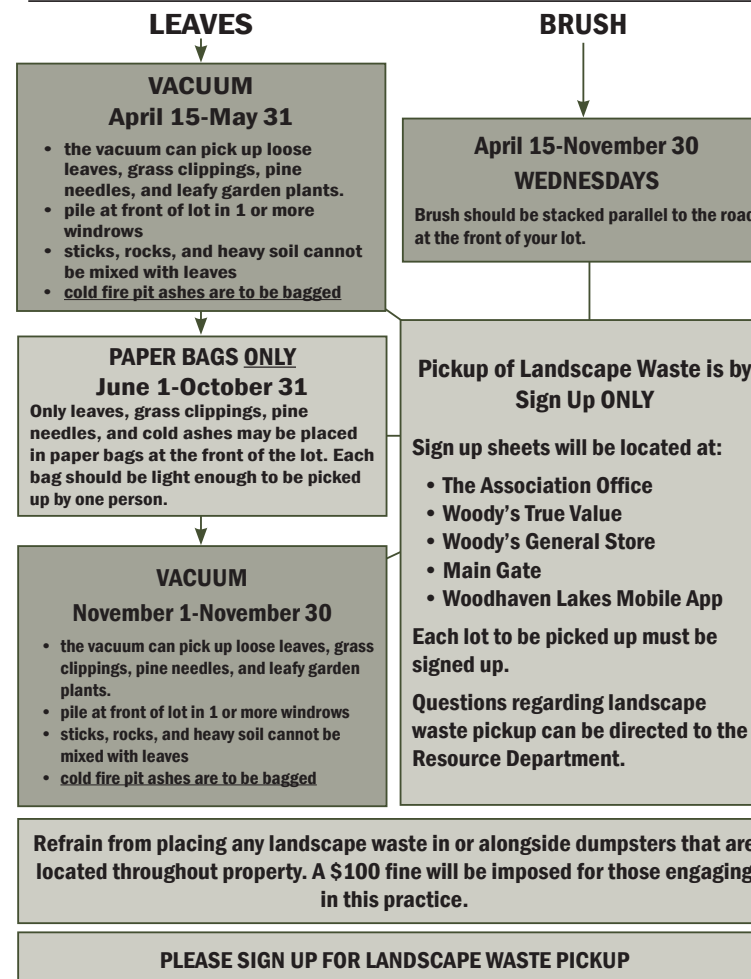
### Check out our selection of New & Used Cars, Trucks, Crossovers, & SUVs

We service all U.S.  
Cars, Trucks, Vans, Crossovers, SUVs, & Motorhomes  
Service Hours: Mon-Fri 7 a.m.-5 p.m. | Sat. 7 a.m.-12 p.m.

800-227-5203 | 815-849-5232 | vaessenbrothers.com

Minutes from Woodhaven Lakes - Route 52 in Sublette

### LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



# J&J Yard Rolling

**Luke Jackson**  
815-538-2871  
815-712-8927

## Roemmich Resort Homes

1867 Tower Road, Sublette, IL 61367  
www.roemmichresorthomes.com--815-849-5577

### We Make Camping...Home!

Woodland Park-Parkmodels  
Room Additions-Decks-Sheds-Driveways  
Water, Sewer & Electric Extensions  
Winterizing

### DAILY CATCH LIMITS AND RULES - 2023

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



# THE NATURALIST CORNER

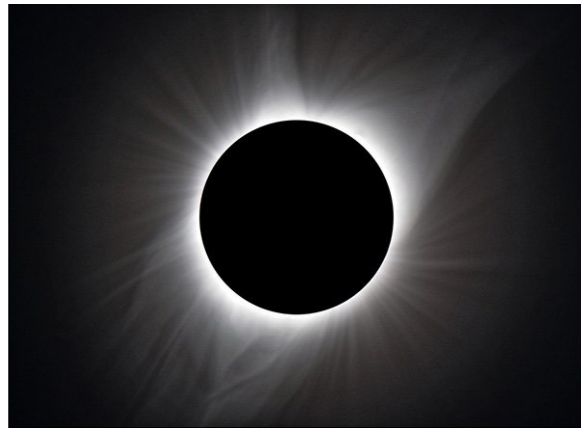
alyssa rod, nature center coordinator

Spring is starting to officially come into view (although it felt like spring in February). During the month of March we can view nature waking up, especially the reptiles and amphibians in our area. During the winter, salamanders and frogs were asleep hibernating in underground burrows, under logs and leaf litter, and rock crevices. Now they are starting to wake up and move around looking for sunny spots to warm up and get ready for the season.

Once ponds and lakes thaw out, creatures like salamanders will migrate to the spring pools they hatched from to start the breeding process. Females will lay several hundreds of eggs in a mass usually attached to a twig in the pool for most species. After a few weeks these tiny aquatic salamanders will hatch and live underwater. After several months most salamander species become terrestrial as adults, growing legs and living on land.

There are twenty species of salamanders that occur in Illinois. Most of us probably haven't seen one in the wild as they are very secretive and mainly nocturnal. Salamanders are delicate species that require special ecosystems to survive. One of the chief concerns for salamander species is habitat loss and habitat fragmentation, so protecting areas of natural lands is extremely important to their survival.

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

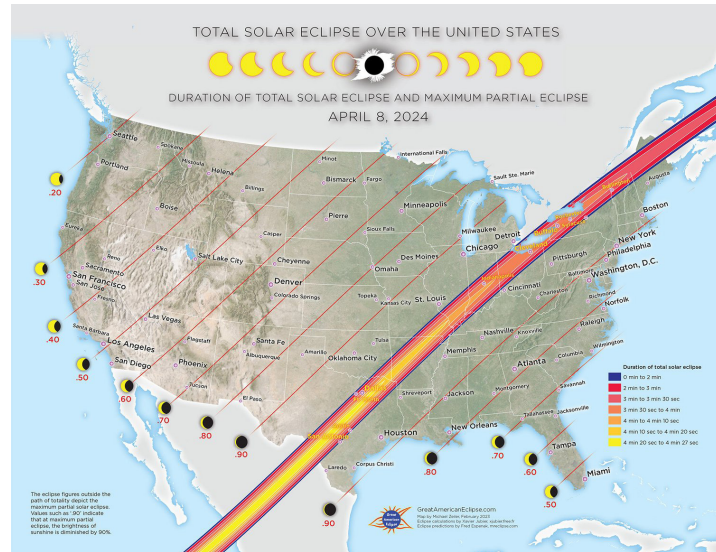


Monday, April 8th will be a spectacular sky day! This is when the next solar eclipse will take place over Illinois and we'll have a great view. A solar eclipse happens when the moon passes between the sun and earth at the perfect moment.

There are three types of solar eclipses. A partial solar eclipse is when the moon only blocks part of the sun's light. A total solar eclipse is when the moon blocks all the sun's light. An annular solar eclipse happens when the moon is farther away from the Earth and appears smaller in the sky so it cannot fully block the sun's rays. During this time, it shows a "ring of fire" (sunlight peeking out from behind the moon). Last October 14th we experienced an annular solar eclipse from the states of Oregon to Texas. In Illinois, we were able to see a partial covering of the sun.

April 8, 2024 will be a full solar eclipse in Southern Illinois and a partial in Northern Illinois. At Woodhaven Lakes we'll have about 90% coverage. Everyone in the continental United States will have some type of eclipse coverage (minus the chance for cloudy weather).

er). The eclipse will begin in Mazatlan Mexico and end in Newfoundland. For more information about times and locations visit <https://www.greatamericaneclipse.com/2024-total-solar-eclipse-over-the-united-states>.



The largest Illinois city in the path of totality (full sun coverage) is Carbondale. In downtown Carbondale, the eclipse will begin just before 2 p.m. and last for 4 minutes and 9 seconds. This is the same location of the last total solar eclipse in the area viewed in 2017. This eclipse will enter Illinois at 1:58 p.m. CDT and exit the state at 2:06 p.m. CDT. The speed of the moon's shadow will accelerate from about 1,830 miles per hour to about 1,975 miles per hour. The next total solar eclipse visible in the United States won't be until 2044.

Viewing a solar eclipse of any kind must be done in a safe manner. Looking directly at the sun can permanently damage your eyes so always use proper solar viewing equipment when looking up at any type of solar eclipse! There are different ways to "watch" a solar eclipse. Certified solar viewing glasses or viewers are the best way to protect your eyes. Viewing an eclipse through a telescope or camera/phone camera also requires the use of special filters to pro-



NATURE CENTER HOURS: CLOSED FOR THE SEASON

tect your eyes and equipment from the sun. Visit <https://eclipse.aas.org/eye-safety/viewers-filters> to find where you can buy this equipment. It is recommended by the American Astronomical Society to purchase from these companies and not go with the lowest priced item for your safety. There are other ways to observe the eclipse by using daily household items to view the shadows on the ground or a wall. This is called pinhole projection, where sunlight projects through a small hole in an object onto a surface beyond and you view the solar image on the surface, not the actual sun.

There are many ways to make a pinhole projection.



- Use your hands: Place your back to the sun. Open crisscross your fingers slightly and stretch your arms out. Look at the shadow of your hands on the ground. The little spaces between your fingers will be the pinholes that will project a grid of small eclipse images. You may need to adjust the spacing of your fingers to see the shadows better.

- Trees as a pinhole project: Look at the ground underneath a tree. The tiny spaces between leaves will be the pinholes that will create dozens of images of the partial eclipse.

- Household items: Use items that have small holes in them like a pasta strainer, colander, piece of pegboard. Punch a small hole in an index card or paper plate. Then place that item into the sun looking down underneath it to see the images on the ground.

- Create a cereal box pinhole projector: This website has directions to make a viewer out of a box and some aluminum foil. Directions on NASA here <https://svs.gsfc.nasa.gov/14391/>

Let's keep our fingers crossed for good weather on April 8th so we might be able to watch this nearby solar eclipse!

Fun fact: On average, solar eclipses are visible from somewhere on Earth about every 18 months! Solar eclipse on Earth are a coincidence of size and distance. Our sun's diameter is about 400 times larger than the moon and the sun is about 400 times farther away than the moon is from Earth. This is what causes them to appear around the same size in our skies.

## 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:

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

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

**JULIE (BAKER) MOREY**  
(815) 822-4696  
[jmbakerins@gmail.com](mailto:jmbakerins@gmail.com)

### JIMENEZ CONSTRUCTION SERVICES

**Hector Jimenez - General Construction & Carpentry**

Phone: (815)535-6345 | Email: [jconstruction8240@gmail.com](mailto:jconstruction8240@gmail.com)

Quality Construction - Honest Service - Reliable For Everyone

Se Habla Español - Fully Insured

- General Construction
- Carpentry
- Painting
- Power washing
- Retaining walls
- Roofing
- Window/screen repair



# WOODY SAYS.....

It's almost spring! Facilities will begin to have more open hours beginning April and May. Be sure to check the website and app!





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

Located at the intersection of Hwy 52 and Dry Gulch Rd. Just outside of Amboy  
Visit [TripleZStorage.com](http://TripleZStorage.com) or call 815-973-7337

**Newly built state-of-the-art storage facility featuring the following:**

- Full ventilation for the roof structure
- Full Condensation Control
- Moisture barrier under the concrete
- Door curbs to stop rain from blowing in
- Natural lighting inside the building
- Solar security lighting
- Multiple sizes available

**Perfect place to store your golf cart, motorcycle, or any other personal items you might have.**



**Deb Schultz**  
VP / LOAN OFFICER  
mmls # 719170



Cell 815-440-6708 | Office 815-894-2386 | [dschultz@northcentralbank.com](mailto:dschultz@northcentralbank.com)  
Apply Online 24/7 | Available for all your Lending Needs

Member FDIC [www.northcentralbank.com](http://www.northcentralbank.com)

## SnK Electric

815-570-7196  
25+ years experience  
Lic.# 1862 & 197

Service Upgrades  
New & Old Work  
Meter Pedestals  
Violations Corrected  
Trenching  
Water & Sewer Extensions  
& More!





1701 13TH AVE  
RT. 251 NORTH  
MENDOTA IL, 61342

(815) 539-6601

Your Companion-Centered Family Veterinarian in the Country

[WWW.MENDOTAVET.COM](http://WWW.MENDOTAVET.COM)



SALES • SERVICE  
RENTALS • STORAGE  
MINI-STORAGE

**Matt Koning**  
Owner/Mechanic/LSV Sales  
Cell: 815-973-2711

**Josh Hintz**  
Manager/Mechanic

**Lane Koning**  
Sales & Customization Expert



MSK Enterprises, LLC 815-857-4211 [mskgolfcars.com](http://mskgolfcars.com) [@mskgolfcars](https://www.facebook.com/mskgolfcars)  
981 Green Wing Road • Amboy, IL 61310 Email Matt, Josh or Lane: [matt@mskgolfcars.com](mailto:matt@mskgolfcars.com)

# WOODY *True Value* HARDWARE

Advertised Bargains and Hours of Operation are for March Only

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

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

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

## BARGAINS OF THE MONTH®



**14.99**  
GE®  
4-pk. 9W Relax or 8W Refresh BR30 HD LED Light Bulbs E 258 471, 473



**7.99**  
WD-40®  
12 oz. Lubricant with Smart Straw H 178 413



**6.99**  
Master Painter® Better  
3-pk. Paint Roller Covers K 210 941



**9.99**  
YOUR CHOICE  
Sterilite® Latching Storage Box W 225 073; 501 864



**24.99**  
YOUR CHOICE  
Four Seasons Courtyard® Sunny Isles Steel Sling Stack Chair T 270 122, 123, 125, 126 While supplies last.



**34.99** SALE PRICE  
**-5.00** MAIL-IN REBATE\*  
**29.99** FINAL PRICE  
Scotts®  
4,000 sq. ft. Turf Builder® Triple Action L 232 545 \*Limit 2 per offer.



**29.99**  
Green Thumb®  
5/8 in. x 50 ft. NeverKink® Heavy-Duty Garden Hose L 784 470



**22.99**  
YOUR CHOICE  
Fiskars®  
Telescoping Bypass Lopper or Hedge Shears T 132 106, 110

Consumer responsible for taxes. While supplies last. Products may vary by store. See your local store for details and availability.

**WOODY True Value Hardware**  
815-849-5107

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

*True Value*®

Sale ends 3/31/24

©2024 True Value Company LLC

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

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





**815-849-5476**

Please call for an appointment

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

View available properties: [woodhavenassociation.com](http://woodhavenassociation.com) | [realtor.com](http://realtor.com) | [zillow.com](http://zillow.com) | [trulia.com](http://trulia.com)

**NEW**

5/488	\$42,000
6/113	\$33,900
10/101	\$16,000
12/27	\$14,500
24/228-9	\$84,300
25/126	\$48,000
27/87	\$45,500
28/34	\$35,000

**CLOSED**

1/29
3/40
12/27
15/98
17/90
29/108

1/139	\$45,900	11/126	\$38,900
2/83	\$152,000	15/50	\$36,000
2/123-4	\$61,900	<b>15/98</b>	<b>\$17,500</b>
3/39	\$54,000	16/194	\$134,000
<b>3/169</b>	<b>\$48,900</b>	17/168	\$30,000
4/115	\$30,000	19/80	\$57,960
4/175	\$17,000	20/16	\$36,900
5/23	\$44,000	21/83	\$34,900
5/28	\$43,900	21/104-5	\$37,500
5/29	\$40,000	21/268	\$36,000
5/170	\$28,900	22/1	\$85,000
5/349-50	\$50,900	26/30	\$36,900
6/185	\$45,000	26/145	\$16,750
7/140	\$55,000	26/189	\$34,900
8/53	\$28,000	29/5	\$20,000
8/128-9	\$53,000	29/182	\$44,000
8/142	\$39,900	29/210	\$47,000
9/8	\$33,900	29/250	\$16,500
9/152	\$45,000	<b>29/383</b>	<b>\$16,900</b>

Reduced | Contingent/Pending

Information Last Updated 2/16/24



**Mary Lovgren**  
 Realtor® Broker  
 815-994-1449  
[maryelovgren@gmail.com](mailto:maryelovgren@gmail.com)



**Sal Bayron**  
 Realtor® Broker  
 312-952-3409  
[SBayron@sbcglobal.net](mailto:SBayron@sbcglobal.net)  
 Se Habla Español



**Justin Wiley**  
 Realtor® Broker  
 815-849-5390  
[JWiley@woodhavenassociation.com](mailto:JWiley@woodhavenassociation.com)

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

