

# WOODHAVEN NEWS

SEPTEMBER '24 | VOL. 41 NO. 7

© Woodhaven Lakes



## WHATS INSIDE:

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## MESSAGE FROM THE PRESIDENT



It is hard to believe we are past Main Event Weekend and at Labor Day Weekend already. The summer definitely goes by faster than winter does because we have Woodhaven to keep us busy.

Our Recreation Department did a great job on Main Event Weekend. The cheers from the Beach were as loud as ever after the grand finale of the fireworks show.

There will be another election in the books by the time the print version of this newsletter comes out. I know no matter who won the election the Board will continue to work hard for all our lot owners.

I want to thank all our committee members who volunteer their time to help keep Woodhaven the best campground around!

The Board of Directors spends January and February reviewing our rules and regulations seeing if any changes are needed. If any lot owners have any ideas or suggestions that they feel need to be addressed, please submit a Speak Up Sheet with your thoughts. Many of the updates we make are from owner suggestions.

We have the fall season of camping coming up and I can say that is my favorite time of the year here. Remember there are all kinds of activities planned for Labor Day Weekend. I hope you get a chance to enjoy them.

*Daniel Rossi,*

Board of Directors President



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**ASSOCIATION OFFICE/ESAC**

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

**WOODHAVEN LAKES REALTY**

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

**REC PLEX**

Saturday | 10 a.m.-10 p.m.  
 Sunday | 10 a.m.-4 p.m.

**FAMILY CENTER**

Saturday & Sunday | 11 a.m.-7 p.m.  
 Weekdays : CLOSED  
 After Sept. 15 : CLOSED for Season

**NATURE CENTER**

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

**WOODY'S TRUE VALUE**

Monday - Saturday | 8 a.m.-4 p.m.  
 Sunday | 8 a.m.-3 p.m.  
 Sunday 9/1 | 8 a.m.-5 p.m.  
 Monday 9/2 | 8 a.m.-2 p.m.

**LAKEVIEW**

Daily | 7 a.m.-Dusk

**LAUNDROMAT**

24 hours

**CAMPSTOVE RESTAURANT**

Mon.9/2 & Fri.-Sun. | 8 a.m.-11 a.m.  
 Monday-Thursday | CLOSED

**GENERAL STORE**

Friday & Saturday | 8 a.m.-8 p.m.  
 Sunday | 8 a.m.-1 p.m.  
 Monday-Thursday | CLOSED  
 Sunday 9/1 | 8 a.m.-10 p.m.  
 Monday 9/2 | 8 a.m.-2 p.m.

**PIZZA PLUS**

Friday & Saturday | 11 a.m.-7 p.m.  
 Sunday | 11 a.m.-1 p.m.  
 Monday-Thursday | CLOSED  
 Sunday 9/1 | 11 a.m.-9 p.m.  
 Monday 9/2 | 11 a.m.-1 p.m.

**BAIT SHOP**

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

**POOLS & BEACH:**

See "Management Report"  
 Weather Dependant.

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

**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)





Oftentimes changes happen so slowly we don't even realize that something is different than it once was. Over the last several seasons at Woodhaven, however, a big change has taken place that's hard to overlook—an explosion in the number of Low-Speed Vehicles (LSVs) on our roads. This was never more apparent than this past Fourth of July Weekend during the 3rd Annual “Unofficial” Scooter and LSV Parade, where more than 160 LSVs and scooters extended more than ½ mile from front to back. Estimates from our ESAC Department put the total number of LSVs in Woodhaven at more than 500 and growing by the month.



While anecdotal, it is not a stretch to say we have the largest concentration of LSVs in one location in the State of Illinois. We think it's also safe to say that LSVs have overtaken scooters as the preferred mode of transportation specific to Woodhaven travel. And that is not a bad thing, because while not quite as safe as a typical passenger vehicle, LSVs, with four wheels as opposed to two, are safer than scooters and can accommodate up to six passengers.



LSVs may look like golf carts, but that's where the similarities end. By definition, a low-speed vehicle is any four-wheeled vehicle that has a federal safety certification in addition to a vehicle identification number (VIN). Additionally, low-speed vehicles must be titled and registered in the same manner as any other vehicle, and the driver must have a valid driver's license to operate an LSV. And, according to Illinois state law, no low-speed vehicle may be operated on any street unless, at minimum, it is equipped with the following:



- Parking brake
- Steering wheel
- Tires
- Windshield
- Safety belts
- Rearview mirror
- Exterior rearview mirror – mounted on driver's side of vehicle
- Red reflectors – mounted on each rear side of the vehicle and one in the middle
- Headlight – white light visible for 500 feet in the front
- Taillights – red light visible for 100 feet from the rear
- Brake lights
- Front and rear turn signals

As you can see, beyond their looks, LSVs have much more in common with a passenger vehicle than a standard “golf cart.” In Illinois, LSV dealers engaged in the retail sale of low-speed vehicles are also required to comply with motor vehicle dealer licensing, registration, and bonding laws of the state.

For new LSV owners, an issue we've recently encountered is slow issuance times of permanent LSV plates from the Secretary of State's Office, which oftentimes takes up to six months to be completed—well beyond the three-month period of a dealer-issued temporary plate. While we have been informed that this backlog has been mostly caught up, if you are concerned your temporary plates will expire before you receive a permanent plate, we encourage you to go to a local DMV office to get a new temporary plate until your new permanent plate is delivered.

As LSVs have become much more prevalent, we have also made a few procedural changes to accommodate the increased number of LSVs in Woodhaven. Most notably, we have removed the “Moped Only” parking signs from various locations in the Sports Core and Pool 2/Beach area and have opened those spaces up to allow for LSVs as well. Additionally, LSVs and mopeds are allowed to park in the grassy areas around the lower parking lot at the Pavilion and at the Pool 2/Beach areas that do not have “No Parking” signs or are roped off to allow for emergency vehicles access. These changes are especially helpful on busy holiday weekends.

One procedure that is not new is the requirement to provide ESAC proof of current vehicle registration if requested. With the influx of new LSVs into Woodhaven, this long-time rule has recently been brought to the forefront of awareness. LSVs, unlike your daily driver passenger vehicle, are typically used exclusively at Woodhaven, which means they will most likely be stored on property when you are not occupying the site, and oftentimes year-round. Woodhaven Rules & Regulations require that all vehicles, not just those stored on your property, have current valid plates. This rule was put in place many years ago to prevent Woodhaven from becoming a vehicle and RV junk yard, where old and abandoned vehicles come to rot. And yes, most LSVs are shiny and new, but so was that 1986 motorhome at one time. Additionally, this procedure has also helped locate nearly 10 vehicles within Woodhaven just this past season that cannot be licensed, and therefore, not allowed to be operated on Woodhaven's roads or stored on property.

As a new, or even seasoned LSV owner we want you to enjoy your open-air vehicle while cruising around Woodhaven to events, amenities, and visiting your neighbors and friends. Despite all the included safety features, LSVs are not as safe and stable as a full-size passenger vehicle. When making abrupt and quick turns, they can roll or tip over under the right circumstances, as we have experienced several times already just this past season, which required medical attention for the occupants. Please remember, LSVs are not toys and MUST be operated by a licensed driver. As always, one of our main goals is to provide a safe and secure environment for all our Property Owners and guests, and abiding by the rules of the road and driving requirements and regulations of all vehicles within Woodhaven help ensure that goal is achieved.

## End of Season Aquatic Hours and Information

As the summer winds down and we get beyond Labor Day, Woodhaven's aquatic facility hours begin to wind down as well. As always, all hours are weather dependent.

### Pool 1 ( Through Thursday, September 19)

- Pool 1 will operate as “no lifeguard on duty” Monday – Friday from 9:30 a.m. – 5 p.m.
- Guarded as normal on Saturdays and Sundays from 9:30 a.m. – 6:45 p.m.



- Normal Pool 1 Labor Day Weekend hours
- Last night swim is September 1 (Labor Day Weekend)
- Pool 1 closed for the season on Friday, September 20

**Pool 2 (Through Monday, September 2)**

- Closed Monday – Friday through Labor Day Weekend
- Guarded as normal on Saturdays and Sundays from 11:00 a.m. – 6:45 p.m.
- Normal Labor Day Weekend Hours
- Pool 2 closed for the season on Tuesday, September 3

**Beach (Through Sunday, September 15)**

- The beach will operate as “no lifeguard on duty” Monday – Friday from 10:30 a.m. – 5 p.m.
- Guarded as normal Saturdays and Sundays from 10:30 a.m. – 6:45 p.m.)
- Normal Labor Day Weekend Hours
- After Labor Day Weekend - Beach closed September 3 – 6 and September 9 - 13
- Guarded as normal from 10:30 a.m. – 6:45 p.m. on September 7 – 8 and September 14 – 15
- Beach closed for the season on Monday, September 16

**Other News and Notes**

Roadside trimming has begun on Woodhaven Drive, Greenbriar Drive and Cranhurst Trail to eliminate low hanging branches and blind spots. If any Oak trees were trimmed the cut was sprayed with pruning paint. Secondary roads will be targeted during the off season.



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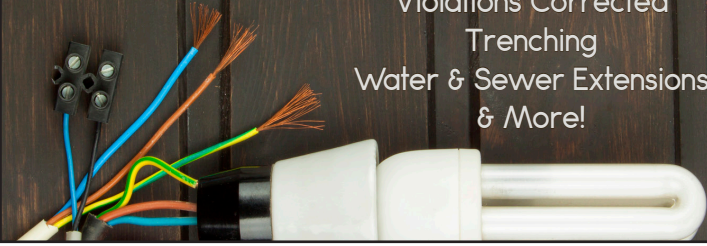
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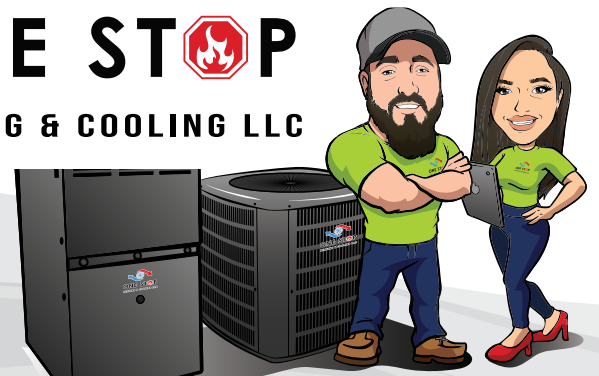


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## 2024 Woodhaven Lakes Tin Tackers

This year's tin tacker design features a lakeside scene complete with a kayak and a coy deer. Continue your collection by stopping in the Association Office to purchase yours today! Tin tackers are \$25 each and available at the Association Office only.



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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: \$ \_\_\_\_\_


### 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: \_\_\_\_\_



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**Monday-Saturday | 8:30 a.m.-4:30 p.m.  
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Why look at a remodel when you can move right in to a full renovation? Every aspect of this mid-century home has been addressed. As soon as you pull up, you'll love the blue exterior of the freshly painted cedar siding with new gutters and spruced up yard. The front yard is inviting for sure, but the back yard is both private and cozy - sure to be enjoyed all year long. The neighborhood is nice and quiet, with a lovely public park across the street and farm land directly behind said park. The location is just blocks from Rt. 38, so even being in the

quaint community of Ashton you will be aligned with easy access to the surrounding communities of Rochelle, Dixon and just minutes from US 88. As soon as you step inside you will be sure to fall in love. The entryway has a charming built-in to flow perfectly with the style of this flawless renovation. The matching laminate flooring runs throughout the entire home and is a great neutral. The entire HVAC system was installed just months before listing, along with the water heater, water softener and expanded electrical panel. All of the internal plumbing fixtures have been repiped as well. Both the full and half bath were totally renovated with custom vanities and tile. The main bath has a lighted vanity and a double trough sink. The kitchen was totally gutted and renewed with beautiful cabinets, including three roll-out drawers and two with rotating shelves, and the quartz countertops will leave a sparkle in your eye. Then ALL the new appliances will be sure to captivate you - the dishwasher was a new addition but the disposal, stove, microwave and refrigerator are all brand new too. There is an interior water dispenser and ice maker in the fridge for convenience and refreshment. With all of this there is still room for a table and chairs, making this a functional eat-in kitchen if you choose. The huge, sunken family room is quite captivating and will be sure to be a great gathering space with the wood burning fireplace, full brick wall and exposed beams. There is a very convenient dry bar/buffet too with gorgeous butcherblock counter top for entertaining or convenience. A closet within the family room offers great options for room use as well. Directly off this great room is a perfectly appointed screened in porch. With the freshly painted concrete floor, inset tongue and groove pine ceiling and ceiling fan, you can enjoy the space most of the year. The dining room flows perfectly into the living room, but not before you pay special attention to the eye-catching feature wall and stunning new light fixture. Then the living room is nice and deep to afford a gathering of a large group of family and/or friends. Both the north and south walls have striking floor to ceiling windows. The bedrooms all have spacious closets with the old-school pull chain lights having been updated to switches. The main bedroom has another great accent wall that is also eye-catching, yet subtle at the same time. Every inch of the interior has been freshly painted and is heavily insulated from the crawlspace to the attic (access in bedroom hallway). All of these recent renovations were prudently planned out with the contractor and owner while staying true to the original style and relevance of the property. This home was the first all-electric home in northern IL, its location lends it to convenience and charm and should be appreciated by a vast collection of home buyers. If you are looking to get moved in and not spend all summer revamping your new home so it is ready to love, then make an appointment to look at 707 N. Fourth St. Ashton today! **\$285,000**



This darling 3 bedroom ranch home is turn key ready! Complimented with many updates including: kitchen/appliances, bathroom, flooring, and light fixtures. An attached 2 car garage means no scraping car windows on those snowy winter mornings! The spacious back yard is lovely and private with beautiful tall wood fencing. This listing gem won't last long-call for a showing today **\$163,500**

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



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## SEPTEMBER HOURS

**Sunday 9/1 ..... 7 AM-5 PM**  
**Monday 9/2 ..... 7 AM-3 PM**  
**Saturday ..... 8 AM-4 PM**  
**Sunday ..... 9 AM-3 PM**  
**Monday-Friday ..... CLOSED**



## BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their June 27, 2024, meeting:

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

1. Motion was made to approve the June 22, 2024 – Board of Directors' Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the June 22, 2024 – Board of Directors' Meeting Minutes. Motion passed unanimously.
3. Motion was made to accept the ESAC Board of Review recommendations as written. Motion passed unanimously.
4. Motion was made to accept the Public Safety Board of Review recommendations as written. Motion passed unanimously.
5. Motion was made to deny the variance request for Section 5 Lot 129 and highly suggest that the owner work with ESAC to come into compliance. Motion passed unanimously.
6. Motion was made to temporarily suspend privileges until the owner of Section 2 Lot 138 contacts the Association with the intent to comply with Article II Section II. Motion passed unanimously.
7. Motion was made to accept the bid from Vermeer Midwest to purchase a woodchipper for \$46,428.43. Motion passed unanimously.
8. Motion was made to purchase two AED devices for Pool I and Pool II/Beach from AED Superstore for \$4,168. Motion passed unanimously.

## 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.**

### AUGUST

<b>10th</b>	Facilities Planning Meeting, Association Office	11:00 a.m.
<b>17th</b>	Communications Comm. Meeting, Association Office	8:00 a.m.
<b>17th</b>	Finance Committee Meeting, Association Office	8:30 a.m.
<b>17th</b>	Section Reps Meeting, Rec Plex Multi-Purpose Room	9:30 a.m.
<b>25th</b>	Annual Mem. Meeting, Rec Plex Multi-Purpose Room	11:30 a.m.
<b>25th</b>	Board of Directors' Meeting, Rec Plex Multi-Purpose Room	1:30 p.m.

### SEPTEMBER

<b>7th</b>	Facilities Planning Meeting, Association Office	11:00 a.m.
<b>10th</b>	Board of Directors' Meeting, NIU Naperville Campus	7:00 p.m.
<b>21st</b>	Communications Comm. Meeting, Association Office	8:00 a.m.
<b>21st</b>	Finance Committee Meeting, Association Office	8:30 a.m.
<b>21st</b>	Section Reps Meeting, Rec Plex Multi-Purpose Room	9:30 a.m.
<b>24th</b>	Board of Directors' Meeting, NIU Naperville Campus	7:00 p.m.

### OCTOBER

<b>11th</b>	Facilities Planning Meeting, Association Office	7:00 p.m.
<b>12th</b>	Finance Committee Meeting, Association Office	8:30 a.m.
<b>24th</b>	Board of Directors' Meeting, NIU Naperville Campus	7:00 p.m.
<b>16th</b>	Board of Directors' Meeting, NIU Naperville Campus	7:00 p.m.
<b>19st</b>	Communications Comm. Meeting, Association Office	8:00 a.m.

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

## NOTES FROM THE COMMUNICATIONS COMMITTEE

- It's time to start thinking ahead to winterizing - have you contacted your contractor yet?
- We've got a few weeks of landscape waste bag pick up left - November 1 switches to vacuum.



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

**JULIE (BAKER) MOREY**

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## SEPTEMBER

- 5th | Woodhaven Employees Outing ..... 4:30 p.m.  
\*OPEN till 3 p.m.\*
- 7th | Gail Dunn Memorial Outing ..... 8 a.m.  
\*CLOSED till 3 p.m.\*
- 15th | 65+ Team Handicap Scramble ..... 8 a.m.  
\*CLOSED till 10 a.m.\*
- 21st | Club Championship Round 1 ..... 8 a.m.  
\*CLOSED till 12 p.m.\*
- 22nd | Club Championship Round 2 ..... 8 a.m.  
\*CLOSED till 12 p.m.\*
- 23rd | North Route Seniors ..... 9 a.m.  
\*CLOSED till 1 p.m.\*
- 24th | Tuesday Golf League Steak Fry ..... 5:30 p.m.  
\*Course OPEN all day\*
- 28th | Koch Family Golf Outing ..... 3 p.m.  
\*OPEN till 3 p.m.\*
- 29th | Calcutta Outing ..... 9 a.m.  
\*CLOSED till 11 a.m.\*

Summer (May 1st-September 2nd)

Monday-Friday (with discount):

9 holes- \$15.00

18 holes- \$22.00

Saturday, Sunday, Holidays

(with discount):

9 holes- \$21.00

18 holes- \$33.00

Fall (September 3rd-First Snow)

7 days a week (with discount):

9 holes- \$15.00

18 holes- \$22.00

\*Pass must be presented to clubhouse staff to receive discount\*

## KIDS 13 & UNDER PLAY FREE!\*

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

## LIVE VIDEO GAMING

### Club House Hours

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

Visit us at [www.shadyoaksc.com](http://www.shadyoaksc.com) to schedule tee times and check the event calendar! Like us on Facebook!



## WELCOME NEW PROPERTY OWNERS - JULY

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

Sec/Lot	Name	City/State	
1/41	MELANIE SALINAS	CHICAGO	IL
1/114	LORI TKACZYK & EMILY MAREK	PALATINE	IL
2/22	MARZENA OPIDO & MICHAEL MOCZYDLOWSKI	CAROL STREAM	IL
2/102	ESLIE GARCIA	CHICAGO	IL
2/102	ELLA ZAMRONINO	WOOD DALE	IL
2/118	HILDA RANGEL & FRANCISCO AGUILAR	CHICAGO	IL
2/175	DANIELLE GIBELLINA	BRADENTON	FL
2/175	GINA DIBELLO	ST. PETERSBURG	FL
5/28	LUIS IRIZARRY-TORRES & MARIA RAMIREZ	GLENDALE HEIGHTS	IL
9/87	ELIZABETH & MARIBEL MONTANO	MAYWOOD	IL
11/78	KRISTINA FERREZ	PAW PAW	IL
11/238-9	PAUL & JANICE DILLON	CAROL STREAM	IL
13/34	LENESTER O'NEAL	CHICAGO	IL
13/83	ERIC PAULSON	BELOIT	WI
14/63	JOHN THANOS	AMBOY	IL
15/50	SHEILA BELOUSEK	BERKELEY	IL
15/138	KAREN & GREG SPENCER	ROSCOE	IL
15/140	LIANNE & NICHOLAS WOJTANEK	BELVIDERE	IL
16/103	NATALIE & PHILIP CHAVARRIA	LOCKPORT	IL
17/6	GISELA CASTREJON	CHICAGO	IL
17/138	PABLO ROSARIO	VILLA PARK	IL
18/43	JEFFREY & ANNE HOUK	OTTAWA	IL
18/59	JOSE & JANET TORRES	CHICAGO	IL
19/9	SHAWN & JULIE BELL	BELVIDERE	IL
19/10	DAVID & TINA BRIAN	HINCKLEY	IL
21/83	DAVID SALTIERAL	YORKVILLE	IL
21/268	ANTHONY & CYNTHIA CHERRY	DECATUR	IL
23/62	MICHELLE & DANIEL CARROLL	OSWEGO	IL
23/164	TODD CARROLL	CHANNAHON	IL
24/118	RUDY & RACHEL RODRIGUEZ	CHICAGO	IL
26/14	DANIEL CORTEZ	CHICAGO	IL
26/57	DANIEL & JOLA DAVIS	SUBLETTE	IL
26/145	CHRIS COLLINS & HEATHER HANSEN	SYCAMORE	IL
26/199	DARCI MATTHEW POWERS	ARVADA	IL
26/248-9	RICARDO JUAREZ & MICHELLE ZAVALA	CARPENTERSVILLE	IL
27/58	ELLEN & STANLEY SOBOL	TINLEY PARK	IL
28/8-9	RAY & DENISE O'DONNELL	PLAINFIELD	IL
28/74	JOSE HERNANDEZ	MELROSE PARK	IL
28/74	ADRIAN VAZQUEZ	CHICAGO	IL
28/75	JADE & JOHN LUDWIG	SILVIS	IL
29/78	DENISE & ROMON MEDELLIN	CHICAGO	IL
29/101	DANIEL & TRACY CODY	MCHENRY	IL
29/118	ADELINA MORALES & JILBERTO PATRICIO	CHICAGO	IL
29/210	THOMAS COLLINS	CHICAGO	IL
29/256	DANIEL SANCHEZ	AURORA	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	John McCarthy
Section 12	Heather Hansen	
Section 13	Missy Silfies	
Section 14		
Section 15	Nancy Jackson	Elaine Ayres
Section 16	Ernest Mitchell	Jenice Pepoon
Section 17	Darlene Singleton	Diana Fontanez
Section 18	Rosemary Colness	
Section 19		
Section 20	Anthony Sarullo	Mike Connelly
Section 21	Shaunta Stocking	Joe Sedevic
Section 22	Kathy Brush	Kim Gibas
Section 23	Brenda Kriss	Rita Olsen
Section 24	Laurie Picha	Phyllis Sippel
Section 25	Ryan Davidson	Kurt Benda
Section 26	Jacqueline Foulk	
Section 27		
Section 28		
Section 29	James Robinson	Arthur Orsini

## CLASSIFIEDS

**Brain Allen** - 2017 29' Keystone Springdale travel trailer like new condition. One large bump-out, queen bed in master with bunk beds in bunk house. Arctic package for year all season camping. \$28,000 **call: 815-830-1930** (10)



## REGISTERED SEX OFFENDER LIST

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

## ESAC CITATIONS - JULY

Sec/Lot	Violation
C & N Services	Removal of one tree without prior permission
1/47	RV permit expired; RV not setup, doesn't meet setback
2/143	Fire pit blocks not set; bldg. materials- blocks, timbers
2/250	Exposed wire into RV skirting; trim missing from shed doors
2/260	No cap on sewer inlet; exposed wire on RV pad; bldg. materials
2/289	Exposed wire into shed; concrete over 3"; misc bldg. materials
3/186	Exposed wire to lights; missing/rotten wood on patio; hole in shed
4/18	Damaged vent on side of RV
4/22	No permit to demo shed or rework fire pit; fire pit over 4' diam.
4/23	Missing/damaged compartment doors on RV
4/24	Not enough glass on wall of room
4/143	Two extension cords plugged in
4/201	Inappropriate storage - pallets, steps
5/244	Damaged shingles on shed; bldg. materials - lumber
5/353	Registration on van expired 2023
5/466	Building materials - blocks, bricks
6/32	Rotten wood/mismatched siding on room
6/68	Open seams on shed; siding separating on shed
6/130	Extension cord plugged into outlet on RV
8/89	Rotten wood on shed door
9/73	RV awning damaged
9/168	Plastic bag over NEMA3; building materials - blocks
11/89	RV skirting damaged; RV seams open; RV cord buried
11/118	Plastic bag over RV service door
11/191	Rolled asphalt roofing and bricks on RV roof
11/206	Rotten wood on shed; damage shutters on RV; damaged skirting
11/206	Duct tape on broken window of room
12/26	Rotten wood on room; hole/rotten wood on shed
12/69	RV roof deteriorated: RV skirting missing
13/12	Damaged picnic table on deck
13/19	Inappropriate storage of misc items between RV and room
15/12	Interior junction box under overhead; open at top of shed door
15/144	Hole on side of NEMA3
15/145	Permit for park model expired - 180 days; needs survey
15/158	Shed roof damaged
15/162	RV less than 15' from line; rotten wood on RV; no cap on sewer
16/15	No permit for RV; expired plate on RV; bldg. materials - blocks
16/174	Rotten wood on patio; bldg. materials - blocks, wire fencing
17/166	Shed roof damage; exposed wood on shed; damage room siding
17/259	Building materials - shingles
18/62	Damaged shingles on shed
19/57	Wood frame around fire pit
20/81	RV cord plugged into adapter; shed roof deteriorated bldg. mat.
21/26	Trim boards missing from shed door
21/149	Tape on RV port/flex line connection
21/259	Broken window on RV; RV missing skirting; exposed wire
22/39	Soffit of room open
23/57	Patio over rear line; bldg. materials - blocks, pcs
23/104	6" space between spindles on deck railing
23/118	Open at top of shed door
24/224	Registration on Jeep expired 2023; flat tires on Jeep
26/40	Hole in flex line; broken RV windows; tape on service door
27/31	Miscellaneous building materials
27/156	Deteriorated shingles on shed
27/166	Lights supported by trees

## PUBLIC SAFETY CITATIONS - JULY

Sec/Lot	Offender	Offense
1/49	Guest	Disorderly conduct
2/110	Owner	Disobeying a traffic control device
4/36	Owner	Speeding 28 mph in a posted 20 mph zone
4/175	Owner	Quiet hours - music heard beyond 25 ft.
4/35	Guest	All passengers must be confined to passenger area of vehicle
4/22	Guest	Speeding 29 mph in posted 20 mph zone
5/155	Guest	All passengers must be confined to passenger area of vehicle
5/489	Owner	Disorderly conduct
9/96	Guest	Operating motor vehicle without valid registration
10/28	Guest	Speeding 31 mph in posted 20 mph zone
10/24	Owner	Quiet hours - music heard beyond 25 ft.
11/81	Guest	All passengers must be confined to passenger area of vehicle
11/86	Guest	Speeding 31 mph in posted 20 mph zone
15/71	Guest	Speeding 37 mph in a posted 20 mph zone
17/50	Guest	Operating motor vehicle without valid registration
17/219	Guest	Pets must be visibly restrained
17/287	Guest	Speeding 36 mph in posted 20 mph zone
17/178	Guest	Speeding 30 mph in posted 20 mph zone
18/66	Guest	Operating motor vehicle without valid registration
21/10	Owner	All passengers must be confined to passenger area of vehicle
21/36	Owner	All passengers must be confined to passenger area of vehicle
21/268	Guest	Speeding 29 mph in posted 20 mph zone
21/36	Guest	Disorderly conduct
21/36	Guest	Disorderly conduct
23/25	Guest	All passengers must be confined to passenger area of vehicle
24/142	Guest	Speeding 34 mph in posted 20 mph zone
26/191	Owner	Disorderly conduct
27/34	Guest	All passengers must be confined to passenger area of vehicle
27/146	Guest	All passengers must be confined to passenger area of vehicle
27/65	Owner	Speeding 31 mph in posted 20 mph zone
28/143	Guest	Speeding 30 mph in posted 20 mph zone
28/46	Owner	Common properties shall not be driven on
29/209	Guest	Speeding 29 mph in posted 20 mph zone
29/372	Guest	Misuse of contractor (vendor) pass



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# GAME ON



# 2024 ANNUAL REPORT

## Woodhaven Association Board of Directors



**Dan Rossi**  
President



**Chris Collins**  
Vice President



**Charles Muir**  
Secretary



**Laura Packwood**  
Treasurer



**Diane Connelly**  
Director



**Harry Koepfel**  
Director



**John Shefcik**  
Director



## State of the Association

Dan Rossi, President  
Woodhaven Association Board of Directors

Over the course of 50 plus years, Woodhaven Association has weathered many storms, both literally and figuratively. At the very onset of last Fiscal Year, 2023 - 2024, we had to endure yet another literal storm, in the form of an EF2 tornado. While damage did not rise to the level and extent experienced during the tornado of 2015, there were still 520 lots, along with several Association buildings and common grounds adversely affected by the tornado. Woodhaven Property Owners and staff seem to thrive and work together best in the face of adversity, and such was the case once again, reinforcing our mantra of “Woodhaven Strong.”

While dealing with the critical effects of tree storm damage is an immediate need, managing and maintaining Woodhaven’s natural resources, including our forest, lakes, and wildlife, requires a long-term commitment and sustained effort. Throughout the years, past Boards and staff have identified and developed many programs and services, most often requiring some level of ongoing financial obligation, to help safeguard our natural resources to remain healthy and balanced for our, and future, generations. One of the best examples of this commitment to preservation of our natural environment is with our Oak Wilt Program. In the early 1990s, Woodhaven’s Board and staff recognized the importance of combatting the spread of Oak Wilt Disease through Woodhaven’s forest by funding costs associated with identifying and removing trees with Oak Wilt from both private property and common areas. Over the past 30 plus years, your Association has allocated millions of dollars within the Oak Wilt Program alone to help ensure the preservation of our forest and overall ecosystem.

During Fiscal Year 23 -24, your current Board of Directors identified the potential need to manage one of Woodhaven’s most recognizable natural resources—the Woodhaven deer herd. In May 2023, we appointed a Deer Management Ad-Hoc Committee to help determine if there is an overpopulation of deer within Woodhaven and, if necessary, recommend a deer management program to help maintain a well-balanced and healthy deer herd. Through extensive data collection, review, and information from industry and wildlife experts, the Deer Management Committee, at their February 2024 meeting, voted unanimously that there is an overpopulation of deer at Woodhaven. The Committee has recently presented the Board of Directors with a two-part plan for consideration and potential future implementation to help control Woodhaven’s deer population to healthy levels. As always, the Board will thoroughly review, debate and discuss the merits of the program, and ultimately make a decision that is beneficial for Woodhaven as a whole.

While it is hard to argue that most Owners come here because of Woodhaven’s natural beauty and serenity, I also firmly believe our services, facilities, and amenities are second to none. Our staff takes great pride and exceptional care of all our facilities, and that is reflected in the ongoing maintenance and excellent condition of our grounds and buildings. Unfortunately, during facility inspections following the tornado last season, staff discovered severe structural problems with Woodhaven’s oldest remaining building, the Lakeside Center. The building, which pre-dated Woodhaven, was closed most of last season and was ultimately demolished in February 2024 because we determined repairs were just too extensive and expensive for its age. We are now in the process of developing and executing a replacement plan for the building, which includes providing a new workout area with updated equipment and comfortable space remote workspace with internet access and other limited business features.

The greatest challenge we face as a Board is to make good decisions that are in the best interests of the Association as a whole, while at the same time recognizing, understanding, and servicing the needs of each individual as best as possible. With that, there will always be a constant need for balance at Woodhaven; whether it is between the needs of many or wants of a few or providing the resources and funding necessary to provide a wide variety of programs and amenities for our very diverse membership. I believe your current Board of Directors and excellent staff is up to that challenge, and with the support and input from all our members, will continue to remain “Woodhaven Strong” in the face of any storm we encounter.



# 2023-2024 Year in Review

## April 2023

- Spring Fling kicks off the start of the Sweet Escape summer - with what seems to be the typical Spring Fling rainy weather.
- Local fire departments again hold training on property using lake drafting and conducting water supply drills.
- The Marketing Department creates an annual Tin Tacker sign program with a design popular enough for the General Store to make shirts and sweatshirts with the same design to sell.
- Due to winter-like weather on the original date, the annual Children's egg hunt is held and enjoyed by many.
- The stream restoration project in Sections 8/9 sees completion with minimal finish work remaining.
- Deer Exclusion structures are placed in 6 locations near trails on property to monitor deer browsing.
- The Public Safety shed at the Main Gate is updated with steel siding and a new rolling door.



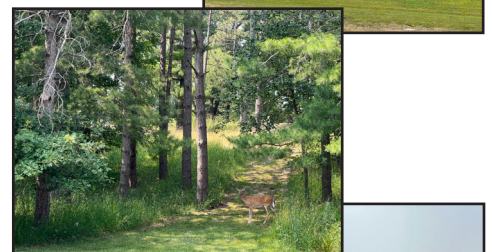
## May 2023

- Approximately 3,600 pounds of catfish are stocked into Pine, Hidden, Bluegill, Sunset, and Black Oak Lakes as part of our annual catfish stocking.
- Memorial Day Weekend sees near-record attendance thanks largely to a beautiful weather forecast. Main gate counts show 3,562 active lots with an attendance of 13,958 - the highest since 2018.
- We continue to take names for Woodhaven's Honor Roll of Veterans; the list is currently at 346 and counting! We will continue to add names and publish this list in the *Woodhaven News* each year.
- The newest adult programming, "A+ Programming", is renamed "Shuffle and Chat." The program encourages gathering to play daily games ranging from cards, to dice, to BINGO.
- The new Recreation van gets a fun new look! Graphics include fun colors and Woodhaven website and social media info.
- Thanks to an Owner's suggestion via a Speak Up Sheet, the Maintenance Department hauled dirt and laid sod at the rear of the Pavilion for those wanting to enjoy entertainment from under the stars.



## June 2023

- Road Sign installation continues; 80 road signs in total are replaced this year, bringing the total signs replaced to about 150. This is year two of three dedicated to the project.
- The Recreation Department teams up with August Hill Winery to create a main event wine - Sweet Escape almond infused wine.
- Updates to the tennis and pickleball courts are completed.
- Paving of the extended Open Market path is completed.
- The first meeting of the Deer Management Ad Hoc Committee meeting is held June 17.
- Ballroom dance classes are offered weekly at the Rec Plex.
- The Unacceptable Materials Compound is completed with gates secured at the fence around the dumpsters and card readers installed.
- During inspections following the March tornado, the Lakeside Building is found to be structurally unsound and is closed.

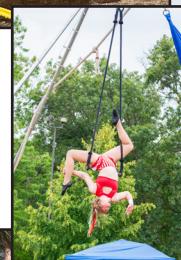
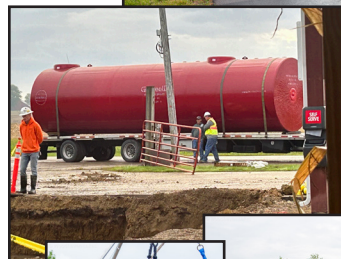




# 2023-2024 Year in Review

## July 2023

- Forty-five runners competed in Woodhaven’s Donut Dash 5K. Dagen Setchell was the overall winner with a time of 21:19:2. This year’s 5K was slightly delayed due to rain.
- Six Woodhaven lots were sold through the annual Lee County Delinquent Tax Sale Auction. The average sales price was \$7,035 with a high sale price of \$11,888 and a low sale price of \$3,543.
- The March 2023 Audit Report was completed and approved by the Board of Directors.
- A new fishing pier is installed on Bass Lake to ease entrance and exit from the lake by watercraft users.
- A second LP storage tank is installed at the Service Center, allowing fo greater flexibility in managing our LP inventory.
- Our Annual Amateur Golf Outing again sees 15 teams - another great year!
- New Catch Limit signs are placed at the lakes around property.



## August 2023

- Our Sweet Escape Main Event is held with an aerial stunt show and the Sweet Escape wine, and of course our usual favorites, Wine and Cheese Social, Boat Parade, and Classic Car Show.
- On Sunday, August 27 the Annual Membership Meeting was held with 80 Property Owners in attendance representing 88 lots.
- On August 26 a Deer Management Town Hall was held with fish and wildlife consultant Joe Rush and Tim Preuss from the IDNR Urban Deer Management Program in attendance. They shared deer ecology information, explained the issues associated with overpopulation of deer, and shed light on deer biology and the IDNR’s perspective on management.
- The General Store hosts an Italian themed dinner.
- Yet another severe storm results in increased clean up efforts around property - 164 lots with tree debris pick ups and 8 trees lost on the Open Market trail.
- The Pavilion gets a face lift, with a fresh coat of paint and changes to the gables to deter bird activity and nesting.
- The Family Center sees new furniure added to the meeting room/library.



## September 2023

- Estimated weekend attendance for Labor Day Weekend 2023 was 12,239 with near perfect weather conditions. This total was about 500 less than the estimated attendance for 2022.
- 109 oak trees have been identified to have oak wilt and were removed or scheduled to be removed throughout property.
- The Pool 2 bathhouse gets an update with steel siding.





# 2023-2024 Year in Review

## October 2023

- A total of 52 runners competed in our 7th BooHaven 5K Fun Run. Maddox Juergens was our overall winner with a time of 18:33:4.
- Fall Fest Weekend had an estimated weekend attendance between 8,000-8,500. Fall Fest also marks the beginning of Rainbow Trout season at Woodhaven; about 1,000 lbs. of trout were stocked in Pine, Hidden, and Bluegill Lakes.
- The fuel storage tanks at the Service Center are replaced.
- The Resource Department finishes up reforestation efforts from the spring tornado. A total of forty 4'-6' white pines were planted between the gate and the Lakeview Building, eight 20' Norway spruce in the Rec Plex and Lakeview areas, and fifty 8' hardwoods split between the open market area and common areas in 6 and 16.



## November 2023

- Woodhaven Members and guests played 2,000 rounds of golf at Shady Oaks Country Club, receiving discounts totaling \$15,725 in 2023. 305 lots participated in this program.
- The Deer Management Ad Hoc Committee releases a Deer Population Survey to gauge the membership's opinion on the deer population at Woodhaven.
- Two Deer counts were performed, one November 14 and one November 28. Counts resulted in 183 and 247 deer on the count route on property, respectively.



## December 2023

- The Board of Directors approved the assessment levels for the 2024-2025 fiscal year and set them at \$1,495 for lots with sewer service and \$1,375 for non-sewered lots.
- Public Safety completed its annual lot-to-lot foot patrol with a total of 6,216 lots walked. Through this patrol there were 277 findings reported including: 14 open trailer doors, 83 open trailer windows, 58 open shed doors, 7 open shed windows, 15 broken/cracked windows, 2 open roof vents and 2 water leaks. Property Owners were notified by either phone or mail.
- The Recreation Department continues virtual events through our Facebook page to keep Owners engaged and entertained in the "off season."
- Deer Count performed on the designated route on December 12, resulting in a count of 360.
- The Finance Department institutes a new payment portal system that better serves the needs of the membership and staff alike. The new system allows for both e-check AND credit/debit payments.





# 2023-2024 Year in Review

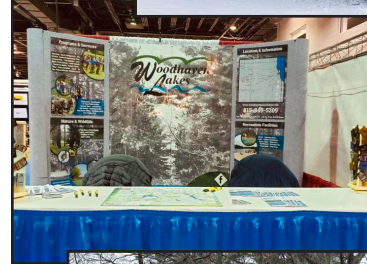
## January 2024

- The 2023 Main Event theme is announced: Game On! The Recreation Department is planning a game-filled summer, complete with a custom Woodhaven board game!
- A deer count was performed on the designated route on January 3, resulting in a count of 350.



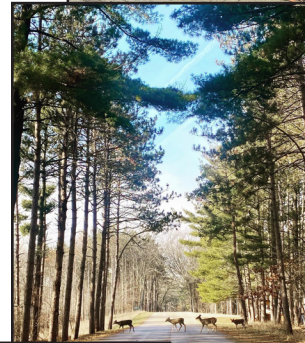
## February 2024

- Cabin Fever goes off without a hitch! Owners and guests enjoyed the usual favorites, poker walk, BINGO, sledding, and arcade tournaments.
- Representatives from Woodhaven Lakes Realty, Inc. once again attended the Chicago RV and Camping Show in Rosemont with many current Owners stopping by to say "hello!"
- Two Deer counts were performed, on February 6 and February 20. Counts resulted in 373 and 422 deer on the designated route, respectively.
- What once started as a hunting cabin long before Woodhaven's existence, the Lakeside Building's structural issues lead to the decision to tear the building down.



## March 2024

- Woodhaven Lakes Realty, Inc. reported an average sales price of properties sold at \$38,384, including vacant and improved lots in Fiscal Year 2023- 2024. The average sales price of Woodhaven properties sold through WLRI over the last five years was \$24,579.
- A deer count was performed on the designated route on March 5, resulting in a count of 352.
- This year marks a Board of Directors Election year, with 3 of the 7 seats available.
- The Marketing and Resource Departments announce their new Memorial Tree Program, offering multiple options for tree and location choices to memorialize your loved ones while also contributing to the reforestation of Woodhaven.





# Summary of Fund and Subsidiary Operations

## March 31, 2024

A copy of the consolidated March 31, 2024, Audit Report is provided in the 2024 Annual Report and presents consolidated Balance Sheets; Statements of Income and Equity; and Statements of Cash Flows for the Association and its subsidiary operations. Additional details in the form of footnotes also provide information on various topics including investments; long term debt; plant, property and equipment; income taxes; and reserves for future major repairs and replacements. This report provides a complete and thorough review of the Association's financial activities. Please take the opportunity to review the information provided.

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

The following schedule has been prepared to present Property Owners with a breakdown of the financial results of each fund and entity of the Association. The schedule includes the actual and budget information associated with the year ended March 31, 2024; and includes the actual performance for each fund and entity in 2021, 2022, and 2023. This schedule and the five-year plan information that follows are provided to give Property Owners more information about the Association's current financial position and its future plans. As noted above, detailed reports are available for interested Property Owners to review on our website and at the Association Office.

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

Breakdown of Change in Association Equity	March 2021	As Re-Stated March 2022	As Re-Stated March 2023	March 2024	2024 Budget
	Operating Fund	\$ 302,525	\$ (489,326)	\$ (151,969)	\$ (295,830)
Lot Fund	32,615	28,721	29,950	8,130	2,959
Water & Sewer Fund	241,886	219,620	264,991	257,545	201,085
General Store	(6,692)	(84,213)	(32,129)	(6,267)	(60,290)
Service Center - True Value	289,976	252,202	200,116	88,402	153,693
Woodhaven Lakes Realty	106,339	83,573	40,580	41,557	34,039
<b>Total Change in Operating Equity</b>	<b>\$ 966,649</b>	<b>\$ 10,577</b>	<b>\$ 351,539</b>	<b>\$ 93,537</b>	<b>\$ (145,127)</b>
Restricted Fund - net income	797,678	367,380	150,483	804,752	
Increase in Reserve Funds		(761,175)	(777,948)	(692,430)	
<b>Total Change in Equity</b>	<b>\$ 1,764,327</b>	<b>\$ (383,218)</b>	<b>\$ (275,926)</b>	<b>\$ 205,859</b>	

## Five-Year Projection Summary 2024 - 2025 Budget

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

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

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

Woodhaven Association Five-Year Plan Summary	Actual Assessment 2024-2025	Projected Assessment 2025-2026	Projected Assessment 2026-2027	Projected Assessment 2027-2028	Projected Assessment 2028-2029	Projected Assessment 2029-2030
<b>Lots with Sewer Service</b>						
Operating Assessment	\$1,157.00	\$1,195.00	\$1,244.00	\$1,290.00	\$1,333.00	\$1,401.00
Restricted Assessment	276.00	238.00	344.00	298.00	255.00	347.00
Debt Service Assessment	62.00	62.00	62.00	62.00	62.00	62.00
<b>Total Assessment</b>	<b>\$1,495.00</b>	<b>\$1,495.00</b>	<b>\$1,650.00</b>	<b>\$1,650.00</b>	<b>\$1,650.00</b>	<b>\$1,810.00</b>
<b>Lots without Sewer Service</b>						
Operating Assessment	\$1,108.00	\$1,146.00	\$1,194.00	\$1,240.00	\$1,282.00	\$1,350.00
Restricted Assessment	236.00	198.00	310.00	264.00	222.00	314.00
Debt Service Assessment	31.00	31.00	31.00	31.00	31.00	31.00
<b>Total Assessment</b>	<b>\$1,375.00</b>	<b>\$1,375.00</b>	<b>\$1,535.00</b>	<b>\$1,535.00</b>	<b>\$1,535.00</b>	<b>\$1,695.00</b>

The reserve plan information for the association assets and W&S assets is based on projections using an inflation rate of 4% and an interest rate of 5%. Summary statistics on each reserve fund's activities through the 2029-2030 fiscal year are provided below. The percent figures represent the estimated value of each reserve in comparison to a fully funded reserve.

Statistical Categories	Association Reserves		W&S Reserves		Total Reserves
	\$ Amount	Percent	\$ Amount	Percent	\$ Amount
Dollar value low point (2028-2029)	\$12,000,770	50.32%	\$3,394,185	42.43%	\$15,394,955
Dollar value high point (2029-2030)	\$13,108,119	50.13%	\$3,631,473	40.06%	\$16,739,592
Average dollar value	\$12,722,236	56.67%	\$3,572,206	49.97%	\$16,294,442
Estimated balance 3/31/2030	\$13,108,119	50.13%	\$3,631,473	40.06%	\$16,739,592

As of March 31, 2024, the Association had an internal loan balance due to its reserve funds, which is associated with the purchase of the water and sewer system assets. The loan on March 31, 2024, is \$3,870,889 and is scheduled over an amortization period ending April 1, 2038. Additional details are provided in Footnote (C) of the Audit Report.

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



## Section Representatives & Alternates

As of August 7, 2024

Section	Representative	Alternate
01	Nancy Nieslawski 1-15	
02	Pat Sirbas 2-279	Jane Elliott 2-216
03	Maria Dellegrazio 3-68	Judy Gonzalez 3-91
04	Gregg Swanstrom 4-183	Pamela Smith 4-127/7-209
05	Pat Looby 5-402	
06	Michael Flanigan 6-6	
07	Karen Larson 7-194	Lee Patterson 7-6
08	Linda Smith 8-31	Mary Muir 8-30
09	Jack Meyers 9-88	
10	Bob Palatine 10-284	Tony Lona 10-219
11	Rosa Galarza 11-69	
12	Heather Hansen 12-48	
13	Missy Silfies 13-50	
14		
15	Nancy Jackson 15-104	Elaine Ayres 15-61
16	Ernest Mitchell 16-79/80	Jenice Pepoon 16-47
17	Darlene Singleton 17-8	Diana Fontanez 17-247
18	Rosemary Colness 18-18	
19		
20	Anthony Sarullo 20-20	Mike Connelly 20-21/32
21	Shaunta Stocking 21-251	Joe Sedevic 21-36
22	Kathy Brush 22-153	Kim Gibas 22-104
23	Brenda Kriss 23-104	Rita Olsen 23-48
24	Laurie Picha 24-9	Phyllis Sippel 24-126
25	Ryan Davidson 25-125	Kurt Benda 25-114
26	Jackie Foulk 26-1	
27		
28		
29	James Robinson 29-331	Arthur Orsini 29-337

## Volunteer Committees

As of August 7, 2024

### ESAC Board of Review

Chairperson: Mary Muir  
Board Liaison: Chris Collins

#### Members:

Kurt Benda  
Dave Fase  
Richard Gobrecht  
Darlene Singleton  
Neil Smith

### Public Safety Board of Review

Chairperson: Patrick Sleik  
Board Liaison: Harry Koeppl

#### Members:

Donald Terry  
Heather Hansen  
Denise Kalke  
George Metzger  
Louisa Nicotera  
Susan Rossi

### Facilities Planning Committee

Chairperson: Charles Muir  
Staff Liaison: Randy Koehler

#### Members:

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

### Finance Committee

Chairperson: Laura Packwood  
Staff Liaison: Jeff Hickey

#### Members:

Diana Fontanez  
James Parker  
Maureen Draganowski  
Colin Adams  
Mark Freedman  
Nancy Rocha  
Jim West

### Communications Committee

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

#### Members:

Michael Flanigan  
Diana Koeppl  
Ralph Pimentel  
Nancy Jackson  
Karen Larson  
Brian Hannah

### Deer Management AdHoc Committee

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

#### Members:

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

### Audit Committee

Dan Rossi  
Laura Packwood  
Jeff Hickey  
Amy Ackert

### Environmental Committee

#### Members:

David Fase  
Jeff Hickey  
Linda Koutsogianis

### Election Committee

Chairperson: Charles Muir  
Co-Chair: Colin Adams (Finance)  
Staff Liaison: Amy Ackert

Candidates: Dan Rossi, Laura Packwood, John Shefcik

Standing Committee Representatives: Darlene Singleton (ESAC BOR), Heather Hansen (PS BOR), Diana Koeppl (Communications), Michael Westphal (Facilities Planning)

# Woodhaven Association Department Heads, Managers, & Supervisors

and Total Years of Service



Jeff Hickey - Executive Director  
34 years



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



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



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

## Maintenance/Janitorial/ Resources Department \_\_\_\_\_



**Maintenance Director**  
Ryan Farley  
14 years



**Resource Director**  
Justin Rodriguez  
10 years



**Resource Supervisor**  
Rich Klein  
18 years

## Utilities Department \_\_\_\_\_



**Certified Operator**  
Rusty Lindenmeyer  
37 years

## Administration Department \_\_\_\_\_



**Collections Manager**  
Becky Whelchel  
25 years



**Marketing/  
Communications  
Manager**  
Nicci Leffelman  
18 years

## ESAC Department \_\_\_\_\_



**ESAC Department  
Manager**  
Sue McGraw  
17 years

## Information Technology Department \_\_\_\_\_



**Information Systems  
Manager**  
Samuel Owens  
11 years

## Woodhaven Lakes Realty, Inc \_\_\_\_\_



**WLRI Managing Broker**  
Bonita Willis  
19 years



# Woodhaven Association Department Heads, Managers, & Supervisors

and Total Years of Service

## Public Safety Department \_\_\_\_\_



**Public Safety Lieutenant**  
Wayne Lachat  
28 years



**Public Safety Shift Supervisor**  
Lisa Westenfelt, Sergeant  
24 years



**Public Safety Shift Supervisor**  
John Ryan, Sergeant  
26 years

## Recreation/Aquatics Department \_\_\_\_\_



**Recreation/Aquatics Director**  
Timothy O'Laughlin  
38 years



**Recreation Manager**  
Emma Lipka  
5 years



**Aquatics Manager**  
Faith Schafer  
5 years

## Woody, Inc. \_\_\_\_\_



**Director of Woody, Inc**  
Jonathan Quintana  
4 years



**General Store Facility Manager**  
Cory Boehm  
3 year



**Restaurant Manager**  
Stacey Lyons  
1 year



**Service Center Facility Manager**  
Chris Tidmore  
1st Year



**LP Manager**  
Jose Moreno  
1 year



**LP Manager**  
Chris Miller  
1st Year



## INDEPENDENT AUDITORS' REPORT

Board of Directors  
The Woodhaven Association  
Sublette, Illinois

### **Opinion**

We have audited the accompanying consolidated financial statements of The Woodhaven Association and Subsidiaries (the "Association") which comprise the consolidated balance sheets as of March 31, 2024, and 2023, and the related statements of consolidated income and association equity and cash flows for the years then ended and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Association as of March 31, 2024, and 2023, and the consolidated results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America ("GAAS").

### **Basis for Opinion**

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

### **Adjustments to Prior Period Financial Statements**

As more fully described in Note G, the prior year consolidated financial statements have been corrected related to a change to income taxes. This caused a change to net income, deferred income designated for future major repair and replacements, accounts payable, and equity for the year ended March 31, 2023. Our opinion is not modified with respect to this matter.

### **Responsibilities of Management for the Consolidated Financial Statements**

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

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

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

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



Board of Directors  
The Woodhaven Association

In performing an audit in accordance with GAAS, we:

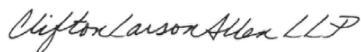
- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures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

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

***Other Matter***

***Disclaimer of Opinion on Required Supplementary Information***

Accounting principles generally accepted in the United States require that the information about Future Major Repairs and Replacements and the Schedule of Changes in Reserve Fund Balances on pages 19-22 be presented to supplement the consolidated financial statements. Such information is the responsibility of Association's management and, although not a part of the consolidated financial statements, is required by the Financial Standards Accounting Board, who considers it to be an essential part of financial reporting for placing the consolidated financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the consolidated financial statements, and other knowledge we obtained during our audit of the consolidated financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



**CliftonLarsonAllen LLP**

Dixon, Illinois  
August 9, 2023

**THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES**  
**CONSOLIDATED BALANCE SHEETS**

March 31, 2024, and 2023

<b>ASSETS</b>	<b>2024</b>	<b>As Restated 2023</b>
Cash on hand and in bank - restricted	\$ 1,097,309	\$ 1,058,113
Cash on hand and in bank - unrestricted	5,100,807	3,790,397
Interest-bearing deposits in banks	12,236,832	12,490,097
Assessments and accounts receivable, net of allowance for uncollectible accounts of \$331,841 and \$274,434, respectively	2,615,381	2,650,691
Investment securities - restricted	581,798	939,521
Inventories	677,932	646,474
Interest receivable	37,889	45,680
Other receivables	3,804	(241,378)
Other receivables - impact of fraudulent acts (footnote K)	-	330,546
Prepaid expenses	117,567	63,942
Property, plant and equipment, net of accumulated depreciation	14,073,391	13,791,237
Investment in Woodhaven lots	7,049	-
Investment in stock	14,458	14,458
<b>Total assets</b>	<b>\$ 36,564,217</b>	<b>\$ 35,579,778</b>
<b>LIABILITIES AND ASSOCIATION EQUITY</b>		
Liabilities:		
Trade accounts payable	\$ 330,684	\$ 259,405
Deferred member assessments	8,811,928	8,816,081
Deferred income - designated for future major repairs and replacements	15,967,710	15,275,280
Other deferred income	43,917	43,454
Other accrued expenses	336,998	318,437
<b>Total liabilities</b>	<b>25,491,237</b>	<b>24,712,657</b>
Association equity:		
Restricted Capital		
Investment in fixed assets	10,175,891	9,707,785
Unrestricted capital	897,089	1,159,336
<b>Total association equity</b>	<b>11,072,980</b>	<b>10,867,121</b>
<b>Total liabilities and association equity</b>	<b>\$ 36,564,217</b>	<b>\$ 35,579,778</b>

See Notes to Consolidated Financial Statements.



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

March 31, 2024, and 2023

	2024	As Restated 2023
Revenue:		
Assessments	\$ 8,997,832	\$ 8,163,311
Net sales	3,637,136	3,787,473
Commissions	378,772	365,569
<b>Total revenue</b>	<b>13,013,740</b>	<b>12,316,353</b>
Commissions paid	218,031	211,644
Cost of goods sold	2,581,713	2,827,597
<b>Gross profit</b>	<b>10,213,996</b>	<b>9,277,112</b>
Other operating revenue	856,419	712,777
<b>Total revenue from operations</b>	<b>11,070,415</b>	<b>9,989,889</b>
<b>Operating expenses</b>	<b>10,663,547</b>	<b>9,734,517</b>
<b>Net income from operations</b>	<b>406,868</b>	<b>255,372</b>
<b>Other income</b>	<b>611,915</b>	<b>307,127</b>
<b>Income before provision for income taxes</b>	<b>1,018,783</b>	<b>562,499</b>
<b>Provision for income tax expense</b>	<b>(120,494)</b>	<b>(60,477)</b>
<b>Net income</b>	<b>898,289</b>	<b>502,022</b>
Deferred income designated for future major repairs and replacements	(692,430)	(777,948)
<b>Association equity, beginning of year</b>	<b>10,867,121</b>	<b>11,143,047</b>
<b>Association equity, end of year</b>	<b>\$ 11,072,980</b>	<b>\$ 10,867,121</b>

See Notes to Consolidated Financial Statements.

**THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**

March 31, 2024, and 2023

	2024	As Restated 2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Net income	\$ 205,859	\$ (275,926)
Adjustments to reconcile net income to net cash from operating activities:		
Depreciation and amortization	1,502,204	1,417,662
Bad debt expense	66,394	72,259
(Gain) on the sale of property and equipment	(31,437)	(45,751)
Change in assets and liabilities:		
Change in assessments and accounts receivable	(31,084)	(492,021)
Change in inventories	(5,634)	(178,578)
Change in trade accounts payable	71,279	(53,856)
Change in interest and other receivables	93,155	319,228
Change in other receivables - impact of fraudulent acts (footnote K)	-	2,500
Change in prepaid expenses	(53,625)	417,629
Change in designated reserve funds	692,430	777,948
Change in accrued expenses and other liabilities	14,871	854,297
<b>Net cash flows from operating activities</b>	<b>2,524,412</b>	<b>2,815,391</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Proceeds from the sale of property and equipment	10,635	63,541
Net change interest-bearing deposits in banks	253,265	(5,764,642)
Proceeds from maturity and sale of investment securities	524,178	82,127
Purchases of investment securities	(171,476)	(489,680)
Purchases of property and equipment	(1,791,408)	(1,599,582)
<b>Net cash flows from investing activities</b>	<b>(1,174,806)</b>	<b>(7,708,236)</b>
Change in cash and cash equivalents	1,349,606	(4,892,845)
<b>CASH AND CASH EQUIVALENTS (RESTRICTED AND UNRESTRICTED):</b>		
Beginning	4,848,510	9,741,355
Ending	\$ 6,198,116	\$ 4,848,510
<b>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:</b>		
Cash payments for Income taxes	\$ 60,477	\$ -

See Notes to Consolidated Financial Statements.



# THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

### **(A) Nature of Business and Significant Accounting Policies:**

#### Nature of business:

The Woodhaven Association (the "Association") is an Illinois corporation subject to the Declaration of Covenants made May 8, 1971, and as amended October 26, 2015. The parcels have been divided into recreational lots (campsites), commercial property or transferred to the Association as common property. On March 31, 2024, and 2023, 6,216 campsites are covered by the Declaration, of which 6,144 lots are assessable. However, included in the 6,144 assessable lots were 28 and 26 lots, respectively, which were owned by the Association and accordingly, were not assessed during the years ended March 31, 2024, and 2023. Each Owner or Owners of a campsite represent a membership of the Association, but each campsite is limited to one voting Member.

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

#### Description of funds:

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

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

As mentioned above, the lots held in the Lot Fund inventory are not assessable lots. The Board allocated unrestricted Owner assessments to the Lot fund, at a rate of eight dollars per lot on March 31, 2024, and 2023. In the Water and Sewer Fund, the Board allocated unrestricted Owner assessments at a rate of forty-eight dollars per lot for water services and forty-eight dollars per lot for sewer services on March 31, 2024, and at a rate of forty-eight dollars per lot for each service on March 31, 2023.

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

#### Description of subsidiaries:

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

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

#### Principles of consolidation:

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

#### Use of estimates:

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

#### Concentrations of credit risk:

Financial instruments that potentially subject the Group to concentrations of credit risk consist principally of temporary cash investments. The Group places its temporary cash investments with various local financial institutions and brokerage firms. The balances at various local financial institutions are insured by the Federal Deposit Insurance Corporation. On March 31, 2024, and 2023, \$191,047 and \$1,005,073, respectively, of the cash balance in financial institutions were uninsured or under collateralized.

## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

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

Revenue recognition:

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

Revenue is recognized when obligations under the terms of the contract with a customer are satisfied. The Association's main revenue streams are attributed to member assessments, sales from the service areas, and commission from lot sales, which are all considered to be single performance obligations. Given the nature of the Association's revenue transactions, adoption of the new guidance had an immaterial impact on its financial statements.

The Woodhaven Association - Member assessments are billed annually and payable in the year to which they apply and are recognized over time. Prepaid amounts are reported as deferred member assessments and amortized over the period they are earned. Property Owners have two payment options to choose from. The first option is full payment on or before March 31st in each year, respectively. Property Owners choosing this option receive a discount of \$30 on lots with sewer service and \$25 on lots without sewer. The second option is an installment plan requiring 50% of the assessment be paid by March 31st, 25% by May 31st, and 25% by July 31st in each year, respectively. The Association uses a combination of historical loss experience, current economic conditions, and forward-looking information to estimate credit losses from member assessments. Amounts billed for late fees and lien costs are recognized as revenue when billed.

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

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

Cash flows:

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

Interest-bearing deposits in banks:

The Group's interest-bearing deposits in banks consist of certificates of deposits with financial institutions with a maturity date from purchase of 90 days or more. Certificates of deposit with a maturity date from purchase of less than 90 days are classified as cash equivalents, if applicable. There were no certificates of deposit classified as cash equivalents on March 31, 2024, and \$600,151 in certificates of deposit as cash equivalents on March 31, 2023..

Investment securities:

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

Inventories:

The Woodhaven Association - Inventories consist of Woodhaven lots held for re-sale. Substantially all lots were acquired by purchase through delinquent tax auctions or were deeded to the Association in lieu of foreclosure. As of March 31, 2024, and 2023, inventories are stated at lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion, disposal, and transportation.

Woody, Inc. - Inventories are stated at cost, which is not materially different from market, and are valued using the first-in, first-out and moving average pricing methods.

Inter-fund eliminations:

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

## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

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

Depreciation:

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

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

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

Income taxes:

The Association files its tax returns as a regular corporation wherein membership income is exempt from taxation if certain elections are made and the Association is taxed only on its nonmembership income, such as interest earnings and net rental property income, at regular corporate rates. The Association has income tax expense of \$120,494 and \$60,477 for the years ended March 31, 2024 and 2023, respectively.

Generally accepted accounting principles prescribe a recognition threshold and measurement attribute for the consolidated financial statement recognition and measurement of tax positions taken or expected to be taken in tax returns. The Association has determined that it does not have any significant risks related to income tax expense and therefore no amounts were reserved for uncertain tax positions on March 31, 2024, and 2023.

Subsequent Events:

The Association has evaluated subsequent events through August 8, 2024, which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of March 31, 2024, have been incorporated herein.

#### (B) Investment Securities:

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

<b>2024</b>				
<b>Held-to-Maturity</b>	<b>Amortized Cost</b>	<b>Gross Unrealized Gains</b>	<b>Gross Unrealized (Losses)</b>	<b>Approximate Fair Value</b>
U.S. Federal agencies	\$ 581,798	\$ 4,398	(\$ 90,020)	\$ 496,176

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



## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

### (B) Investment Securities (continued):

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

<u>Held-to-Maturity</u>	<u>Amortized Cost</u>	<u>Approximate Fair Value</u>
Due in one year or less	-	-
Due after one year through five years	-	-
Due after five years through ten years	-	-
Due after ten years	\$ 581,798	\$ 496,176
	<u>\$ 581,798</u>	<u>\$ 496,176</u>

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

	<u>2024</u>					
	<u>Less than 12 Months</u>		<u>12 Months or More</u>		<u>Total</u>	
	<u>Fair Value</u>	<u>Unrealized Loss</u>	<u>Fair Value</u>	<u>Unrealized Loss</u>	<u>Fair Value</u>	<u>Unrealized Loss</u>
Federal agencies	\$ -	\$ -	\$ 418,005	(\$ 90,020)	\$ 418,005	(\$ 90,020)

On March 31, 2024, the Association had six securities in an unrealized loss position for 12 months or more and no securities in an unrealized loss position for less than 12 months.

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

On March 31, 2023, the Association had six securities in an unrealized loss position for less than 12 months and one security in an unrealized loss position for 12 months or more.

### (C) Long Term Debt:

The Association's detailed financial statements include an internal loan obligation due to its restricted reserve fund from the purchase of the water and sewer system assets in 2008. On March 31, 2023, this loan obligation reported a balance of \$4,056,540. A principal and interest payment of \$348,225 was applied against this obligation and the outstanding balance on March 31, 2024, is reported at \$3,870,888. Terms and conditions apply a 4% fixed rate to the outstanding balance, which is scheduled over an amortization period ending on April 1, 2038.

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

## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

### **(D) 401 K Defined Contribution Plan:**

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

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

	2024	2023
The Woodhaven Association	\$ 146,628	\$ 138,198
Woody, Inc.	17,994	18,038
Woodhaven Lakes Realty, Inc.	8,173	7,835
	<u>\$ 172,795</u>	<u>\$ 164,071</u>

### **(E) Contingencies and Commitments:**

Propane sold by Woody Inc. is subject to price fluctuations. Woody Inc. attempts to stabilize the cost of this product to the extent possible by covering a portion of estimated future sales with purchase contracts at firm prices. On March 31, 2024, and 2023, the aggregate unrecorded purchase commitments under contract totaled \$136,032 and \$184,241, respectively.

### **(F) Investment in Property, Plant and Equipment:**

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

	2024		
	Cost	Accumulated Depreciation	Net Book Value
Land	\$ 542,312		\$ 542,312
Grounds	1,917,162	\$ 1,469,086	448,076
Roads and parking lots	5,118,426	4,553,691	564,735
Lakes	2,736,978	1,534,090	1,202,888
Pools and courts	1,840,582	1,624,993	215,589
Vehicles	1,661,750	1,312,422	349,328
Furniture and equipment	5,329,781	3,569,194	1,760,587
Buildings and improvements	10,509,340	7,108,130	3,401,210
Water and sewer system assets	11,563,158	5,974,492	5,588,666
	<u>\$ 41,219,489</u>	<u>\$ 27,146,098</u>	<u>\$ 14,073,391</u>
	2023		
	Cost	Accumulated Depreciation	Net Book Value
Land	\$ 542,312		\$ 542,312
Grounds	1,929,095	\$ 1,432,244	496,851
Roads and parking lots	5,072,441	4,338,354	734,087
Lakes	2,446,938	1,429,681	1,017,257
Pools and courts	1,764,477	1,583,229	181,248
Vehicles	1,453,890	1,256,061	197,829
Furniture and equipment	4,755,359	3,720,604	1,034,755
Buildings and improvements	10,574,318	6,954,785	3,619,533
Water and sewer system assets	11,544,329	5,576,964	5,967,365
	<u>\$ 40,083,159</u>	<u>\$ 26,291,922</u>	<u>\$ 13,791,237</u>

Total depreciation expenses for the years ending March 31, 2024, and 2023, were \$1,502,204 and \$1,417,662, respectively.

Included in the land cost for 2024, and 2023, are lots the Association owns, and are recorded in the Lot Fund. These lots are held for the camp coast-to-coast program as well as for promotional purposes and therefore are not primarily "held for sale". The balance of these lots for the years ending March 31, 2024, and 2023, was \$26,612 and \$26,612, respectively.

## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

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

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

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

The buildings and improvements balance for 2024 and 2023, includes common property transferred to the Association by the Developer for \$1. The common property includes open land, several lakes, roads, buildings, and improvements.

### **(G) Correction to Prior Year:**

As a membership organization, the Association is subject to corporate federal and state income taxes. For federal income tax purposes, the Association files a consolidated tax return with its wholly owned subsidiaries. For state income tax purposes, the Association files as a unitary business with its wholly owned subsidiaries.

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

Following completion of the March 31, 2023, audit report in August 2023, the Association filed an extension for income tax filing to January 2024. Adjustments were made to the income tax filing process which resulted in adjustments to the March 31, 2023, Financial Report.

The accounts affected by this change are noted in the table below:

<u>Consolidated Statement of Income and Association Equity:</u>	<u>As Reported 2023 Financials</u>	<u>Changes for Income Taxes</u>	<u>Restated 2023 Financials</u>
Net Income:	\$ 562,499	(\$ 60,477)	\$ 502,022
Deferred income designated for future major repairs and replacements:	\$ 834,179	(\$ 56,231)	\$ 777,948
Association Equity: end of year:	\$ 10,871,367	(\$ 4,216)	\$10,867,121
<u>Consolidated Balance Sheet:</u>			
Trade accounts payable:	\$ 198,298	\$ 60,477	\$ 259,405
Deferred income – designated for future major repairs and replacements:	\$ 15,331,511	(\$ 56,231)	\$ 15,275,280
Association Equity: Unrestricted capital:	\$ 1,163,582	(\$ 4,216)	\$ 1,159,336
<u>Consolidated Statements of Cash Flows:</u>			
Net Income:	(\$ 271,680)	(\$ 4,216)	(\$ 275,926)
Change in trade accounts payable:	(\$ 114,333)	\$ 60,477	(\$ 53,856)
Change in designated reserve funds:	\$ 834,179	(\$ 56,231)	\$ 777,948

For the fiscal year ended March 31, 2023, the Association paid \$41,094 in federal income taxes and \$19,383 in state income taxes on investment income generated. For the fiscal year ended March 31, 2024, the Association has prepared tax returns with \$80,453 for federal income taxes and \$40,041 for state income taxes on investment income generated.



## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES

### NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

#### **(H) Future Major Repairs and Replacements:**

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

The Association conducted studies to estimate the remaining useful lives and the replacement costs of the components of common property and used this information to estimate future costs. The total actual reserve on March 31, 2024, amounted to \$15,967,710: \$3,355,000 for water and sewer system reserve fund, and \$12,612,710 for the Association reserve fund. On March 31, 2023, total reserves amounted to \$15,275,280: \$3,162,521 for the water and sewer system reserve fund, and \$12,112,759 for the Association reserve fund.

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

#### **(I) Owner Assessments:**

Annual assessments to Owners for fiscal year ended March 31, 2023, were \$1,360 on lots with sewer service and \$1,235 on lots without sewer service, respectively. Of those amounts, \$276 and \$199, respectively, were designated to the restricted fund. Annual assessments for the fiscal year ended March 31, 2024, were \$1,495 on lots with sewer service and \$1,375 on lots without sewer services. Of those amounts, \$369 and \$297, respectively, were designated to the restricted fund. Annual assessments for the fiscal year ending March 31, 2025, are \$1,495 on lots with sewer service and \$1,375 on lots without sewer service, with \$338 and \$267, respectively, designated to the restricted fund. The annual budget and assessments of Owners are established and approved by the board of directors. The Association retains excess operating funds at the end of the operating year, if any, for use in the future operating periods.

The Association's collection policies include inactivating passes to deny access to Owners whose assessments are in arrears and therefore considered delinquent. As of March 31, 2024, the Association had assessments receivable, including late fees and fines, of \$2,905,422, of which \$251,023 were delinquent. Based on historical loss experience, it is the opinion of the Board of Directors that certain accounts will become uncollectible, and, accordingly \$344,877 has been recorded as allowance for uncollectible accounts. As of March 31, 2023, the Association had assessments receivable, including late fees and fines, of \$2,915,450, of which \$218,723 were delinquent. The recorded allowance for uncollectible accounts as of March 31, 2023, was \$331,925.

As of March 31, 2024, 2023, and 2022, the Association had recorded deferred member assessments of \$8,811,928, \$8,816,081, and \$7,995,887, respectively.

#### **(J) Recovery from Fraudulent Acts:**

During 2022, management uncovered fraudulent acts committed by an employee which resulted in misstatements of the Association's March 31, 2021, consolidated financial statements. The employee separated from the Association prior to the discovery of \$333,046 in fraudulent acts. The Association's March 31, 2022, report included a receivable of \$333,046 less a \$2,500 deductible.

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

During 2024, the criminal investigation concluded with a felony 1 conviction and an order to pay restitution of \$2,500 to the Association. With this decision, the Association has recorded miscellaneous income and a receivable for the \$2,500 restitution in the March 31, 2024, Financial Statements.

## THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2024, and 2023

### (K) Deferred Reserve Funds:

The Association recognizes revenue from members as performance obligations are satisfied. A contract liability (deferred replacement fund assessments) is recorded when the Association receives payment in advance of the satisfaction of performance obligations related to replacement fund assessments. The performance obligations related to the replacement fund are satisfied when these funds are expended for their designated purpose.

The following tables summarize the deferred revenue activity for the years March 31, 2024, and March 31, 2023:

	April 1, 2023	Additions	Charges	Transfers	March 31, 2024
Vehicles	\$ 404,475	\$ 248,917	\$ (257,052)	-	\$ 396,340
Furniture & Equipment	1,267,935	933,779	(1,050,940)	-	1,150,774
Grounds	450,643	138,601	(47,000)	-	542,244
Buildings & Plant	6,864,501	444,301	(117,562)	-	7,191,240
Roads	1,815,143	125,501	(46,620)	-	1,894,024
Lakes	762,458	339,610	(309,992)	-	792,0076
Pools & Courts	1,062,492	143,718	(82,593)	-	1,123,617
Professional Services *	(56,231)	111,519	(111,519)	\$ 56,231	-
Lift Stations	634,660	33,102	-	-	667,762
Treatment & Disposal	792,700	61,775	(20,554)	-	833,921
Water System	1,276,504	104,887	(5,679)	-	1,375,712
Mains / Manholes / & Hydrants	-	19,365	(19,365)	-	-
<b>Totals</b>	<b><u>\$ 15,275,280</u></b>	<b><u>\$ 2,705,075</u></b>	<b><u>\$(2,068,876)</u></b>	<b><u>\$ 56,231</u></b>	<b><u>\$ 15,967,710</u></b>

	April 1, 2022	Additions	Charges	Transfers	March 31, 2023
Vehicles	\$ 384,949	\$ 103,038	\$ (83,512)	-	\$ 404,475
Furniture & Equipment	1,124,145	857,677	(713,887)	-	1,267,935
Grounds	430,537	277,641	(257,535)	-	450,643
Buildings & Plant	6,522,963	443,763	(102,225)	-	6,864,501
Roads	1,721,967	144,351	(51,175)	-	1,815,143
Lakes	634,865	404,376	(276,783)	-	762,458
Pools & Courts	1,046,717	63,888	(48,113)	-	1,062,492
Professional Services *	-	63,358	(63,358)	(\$ 56,231)	(56,231)
Lift Stations	610,581	24,079	-	-	634,660
Treatment & Disposal	762,604	46,117	(16,021)	-	792,700
Water System	1,258,004	147,482	(128,982)	-	1,276,504
Mains / Manholes / & Hydrants	-	53,926	(53,926)	-	-
<b>Totals</b>	<b><u>\$ 14,497,332</u></b>	<b><u>\$ 2,629,696</u></b>	<b><u>\$ (1,795,517)</u></b>	<b><u>(\$ 56,231)</u></b>	<b><u>\$ 15,275,280</u></b>

\* The impact of the incomes tax changes, \$56,231, on deferred reserve funds is presented in the professional services line item.

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

March 31, 2024, and 2023  
(Unaudited)

The Association conducted studies to estimate the remaining useful lives and the future replacement costs of the components of common property. The estimates were based on future estimated replacement costs, as well as the current condition of the assets. During the year ended March 31, 2024, the studies were reviewed and updated by the Association to reflect modifications in estimated remaining useful lives and future replacement costs. Funding requirements consider an annual inflation rate of 4% and interest earned of 5%, net of taxes, on amounts funded for future major repairs and replacements.

The following tables, as well as the tables on page 20, are based on the study of the Association assets and presents significant information about the components of common property in the Association reserve fund described in Note (H).

**March 31, 2024**

Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2024 Funding Requirement	Components Of Fund Balance at March 31, 2024
Vehicles	1-21	\$ 2,011,305	\$ 354,346	\$ 373,356
Furniture and Equipment	1-35	8,834,188	798,501	1,005,125
Grounds	1-22	2,909,531	215,344	542,244
Buildings	1-64	117,340,032	959,133	6,882,268
Roads	1-17	8,357,407	769,699	1,894,024
Lakes	1-37	4,679,771	205,754	792,076
Pools and courts	1-30	7,884,673	417,971	1,123,617
Professional services		35,902	37,113	
		\$ 152,052,809	\$ 3,757,861	\$ 12,612,710

**March 31, 2023**

Components	Estimated Remaining Useful Lives (Years)	Estimated Future Replacement Costs	Year Ending March 31, 2023 Funding Requirement	Components Of Fund Balance at March 31, 2023
Vehicles	1-22	\$ 1,871,105	\$ 341,571	\$ 382,635
Furniture and Equipment	1-26	5,926,201	1,239,705	1,124,816
Grounds	1-23	2,856,140	188,108	450,643
Buildings	1-65	117,364,543	718,122	6,570,803
Roads	1-18	8,357,779	655,966	1,815,143
Lakes	1-38	4,271,991	315,861	762,458
Pools and courts	1-31	7,858,277	348,584	1,062,492
Professional services		32,910	81,633	(56,231)
		\$ 148,541,946	\$ 3,889,550	\$ 12,112,759



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

Years Ended March 31, 2024, and 2023  
(Unaudited)

<b>March 31, 2024</b>				
<b>Components</b>	<b>Components Of Beginning Fund Balance</b>	<b>Additions to Fund</b>	<b>Charges to Fund</b>	<b>Components of Ending Fund Balance</b>
Vehicles	\$ 382,635	\$ 247,773	\$ 257,052	\$ 373,356
Furniture and Equipment	1,124,816	910,685	1,030,376	1,005,125
Grounds	450,643	138,601	47,000	542,244
Buildings	6,570,803	368,329	56,864	6,882,268
Roads	1,815,143	125,501	46,620	1,894,024
Lakes	762,458	339,610	309,992	792,076
Pools and courts	1,062,492	143,718	82,593	1,123,617
Professional services	(56,231)	135,097	78,866	
	<b>\$ 12,112,759</b>	<b>\$ 2,409,314</b>	<b>\$ 1,909,363</b>	<b>\$ 12,612,710</b>

<b>March 31, 2023</b>				
<b>Components</b>	<b>Components Of Beginning Fund Balance</b>	<b>Additions to Fund</b>	<b>Charges to Fund</b>	<b>Components of Ending Fund Balance</b>
Vehicles	\$ 363,927	\$ 102,220	\$ 83,512	\$ 382,635
Furniture and Equipment	1,013,952	821,412	710,548	1,124,816
Grounds	430,537	277,641	257,535	450,643
Buildings	6,240,367	432,661	102,225	6,570,803
Roads	1,721,967	144,351	51,175	1,815,143
Lakes	634,865	404,376	276,783	762,458
Pools and courts	1,046,717	63,888	48,113	1,062,492
Professional services		35,686	91,917	(56,231)
	<b>\$ 11,452,332</b>	<b>\$ 2,282,235</b>	<b>\$ 1,621,808</b>	<b>\$ 12,112,759</b>

Using the Association assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2025, the required assessment for 100% funding would be \$3,757,482. The Board of Directors approved assessing, in fiscal year ending 2025, 21% of the amount recommended by the study. Accordingly, approximately \$799,100 of assessments has been included in the fiscal year 2025 budget. Based on projected expenditures and the stated contributions for fiscal year ended 2025, Association asset reserves are projected to total approximately 76% of the study's recommended reserves on March 31, 2025.

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

March 31, 2024, and 2023  
(Unaudited)

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

<b>March 31, 2024</b>				
<b>Components</b>	<b>Estimated Remaining Useful Lives (Years)</b>	<b>Estimated Future Replacement Costs</b>	<b>Year Ending March 31, 2024 Funding Requirement</b>	<b>Components Of Fund Balance at March 31, 2024</b>
Vehicles	5	\$ 116,700	\$ 16,387	\$ 22,984
Furniture and Equipment	1-26	1,679,502	95,441	145,649
Buildings and Plant	9-51	4,545,607	57,636	308,972
Lift Stations	14-33	8,463,633	115,120	667,762
Treatment and Disposal	1-35	7,529,445	330,440	833,921
Water System	2-29	11,739,479	398,124	1,375,712
Mains, Manholes and Hydrants	1-1	61,546	67,347	
Professional services		35,047	38,776	
		<b>\$ 34,170,959</b>	<b>\$ 1,119,271</b>	<b>\$ 3,355,000</b>

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

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

Years Ended March 31, 2024, and 2023  
(Unaudited)

<b>March 31, 2024</b>				
<b>Components</b>	<b>Components Of Beginning Fund Balance</b>	<b>Additions to Fund</b>	<b>Charges &amp; Reductions to Fund</b>	<b>Components of Ending Fund Balance</b>
Vehicles	\$ 21,840	\$ 1,144		\$ 22,984
Furniture and Equipment	143,119	23,094	\$ 20,564	145,649
Buildings and Plant	293,698	75,972	60,698	308,972
Lift Stations	634,660	33,102		667,762
Treatment and Disposal	792,700	61,775	20,554	833,921
Water System	1,276,504	104,887	5,679	1,375,712
Mains, Manholes and Hydrants		19,365	19,365	
Professional services		32,653	32,653	
	<b>\$ 3,162,521</b>	<b>\$ 351,992</b>	<b>\$ 159,513</b>	<b>\$ 3,355,000</b>

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

Using the water and sewer system assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2025, the required assessment for 100% funding would be \$1,119,271. The Board of Directors has approved assessing, in the fiscal year ending 2025, 32% of the amount recommended by the study. Accordingly, approximately \$354,000 of assessments has been included in the fiscal year 2025 budget. Based on projected expenditures and the above assessment level for fiscal year ended 2025, water and sewer system asset reserves are projected to total approximately 78% of the study's recommended reserves on March 31, 2025.



# Memorial Tree Program

With Summer in full swing, we want to remind you about our NEW MEMORIAL TREE program into full bloom! Since the sun has set on the memorial benches, we want to shed some light on the new and improved program. While we all are aware we have lost a few trees over the years due to disease and mother nature, this program is designed to help reforest Woodhaven along with remembering all those lost loved ones who truly enjoyed Woodhaven.

Much like the Memorial Bench program, we will be offering options for location of trees. There are predetermined areas, depending on the type of tree you choose. The purchase of a memorial tree is \$200 and includes a staked plaque to commemorate your loved one. Participants in this program are welcomed and encouraged to assist with care and maintenance of your tree, such as watering, pulling weeds, or pruning broken branches. Please note – no additional “keepsakes” will be allowed to be placed around Memorial Trees.

Location Option 1: Northwest trail of Pine Lake.

- This option will be dedicated as the “Memorial Trail.” This location will offer ornamental/flowering trees to create beautiful views while walking along the trail.

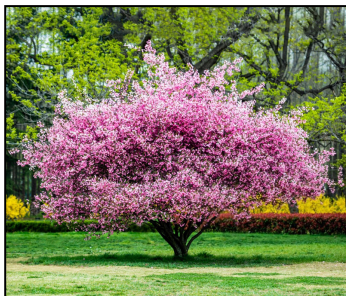
Location Option 2: Common Area Reforestation

- This option includes 3 potential locations; however these locations will be in common areas and only allow for hard wood varieties such as oaks and maples. The locations will be designated areas in Sec 29, Mikes Pond in section 6, and Section 8/Section 9 improved trail. These options are designed to help reforest Woodhaven in areas that have been devastated by the tornadoes.

Our first installation of Memorial Trees will be planted late fall/early winter of this year. In order to participate in this round, **orders must be placed by Monday, September 2.**

For order forms and more information, please contact Nicci or Kinsey at the Association Office (815-849-5209).

## Ornamental Tree Options



Crab Apple



Redbud



Service Berry



Hawthorne

## Hardwood Tree Options



Oak



October Glory Maple



Sugar Maple



Hackberry

Perhaps the most common violations noted by the ESAC Department are building materials being stored on a property without an open construction permit and inappropriate storage of items.

Building materials are allowed on a property provided there is an open construction permit for the property for which the materials are to be used. For example, if a Property Owner has an open permit for a deck, they would be allowed to have deck boards, lumber, railing, deck blocks and other related materials on their property. This would not cover items which would not be used for constructing the deck such as windows, siding, fire pit blocks and so forth. If these items are noted on the property, the Property Owner would be sent a letter advising them there are building materials on the lot which need to be used, removed or stored appropriately out of sight. Burnable wood which is not being used for construction may be cut to 18" to 24" sections and stacked neatly on the property as firewood. As a reminder, building materials may not be placed in Woodhaven's dumpsters.

Items not appropriate to recreational camping are not to be visibly stored on the campsite. Functioning grills, lawn furniture and items that are appropriate for camping should be stored in a neat, orderly fashion on the campsite. A lawn mower, which is in functioning condition, may be stored on a campsite however mowers that appear dilapidated or non-functioning need to be removed or stored appropriately out of sight. We may ask that a mower be started in the presence of an ESAC Inspector to verify operability. We also recommend that if you have multiple lawn mowers, that they be stored in a shed as there should only be one functioning mower visible on a campsite at any time.

There is often confusion as to what is considered "out of sight." For ESAC's purposes, if items can be seen by our inspectors when walking the property, it is not out of sight. Examples of inappropriate storage would include items stored behind a shed, inside a screen room or under a structure such as an RV, room or deck that is not skirted. Even if your property backs up to common property, items still cannot be stored behind a structure. Not being able to be seen from the road does not necessarily mean it is out of sight. Items may be stored under a structure that is skirted.

## Storage Tips for Property Owners



Did you know that improper storage is the #1 cause of violations?

Proper storage reduces safety hazards, infestation, and helps keep Woodhaven beautiful.

Use these examples as a guideline:



Building Materials



Railroad Ties  
Landscaping Timbers



PVC & Metal Pipes



Debris

Store your things  
**BEHIND** skirting





# SEPTEMBER

MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY																																																																																					
<p>AUGUST</p> <table border="1"> <tr><td>M</td><td>T</td><td>W</td><td>Th</td><td>F</td><td>S</td><td>Su</td></tr> <tr><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td></tr> <tr><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td></tr> <tr><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td></tr> <tr><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td></tr> </table>				M	T	W	Th	F	S	Su				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		<p>OCTOBER</p> <table border="1"> <tr><td>M</td><td>T</td><td>W</td><td>Th</td><td>F</td><td>S</td><td>Su</td></tr> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td></tr> </table>				M	T	W	Th	F	S	Su		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31						<p>Game, Set, Match - Labor Day Weekend <sup>1</sup></p> <p>Tournaments Food Fare Family Movie (Dusk) Band: Anthem Back to School BINGO Water Fitness: P1 Night Swim: P1</p>		<p>Tournaments Food Fare Open Market Band: Strung Out Aqua Zumba: P1</p>	
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# RECREATION & ACTIVITIES

## LABOR DAY WEEKEND!

**AUGUST 31ST-SEPTEMBER 1ST**

Labor Day Weekend will bring about our final summer events of the season. The Rec Staff is planning “Back to School BINGO” this weekend. Mark your calendars for Sunday, September 1st, when we host our second to last Open Market. Make sure you stop and see the variety of holiday gift ideas and decorations that will be on exhibit. Make sure you plan a relaxing visit to Woodhaven Lakes before school is back in session!

### ONE WOMAN STUNT SHOW | SATURDAY & SUNDAY

With over a decade of sideshow entertainment industry experience, Martika is one of the most in-demand sideshow performers in the Midwest. From designing her own stunts to teaching classes and workshops, Martika eats, sleeps, and breathes sideshow entertainment. Watch her perform amazing tricks all weekend long on the Rec Plex Lawn!

### YOUTH BACK TO SCHOOL BINGO | SATURDAY, AUGUST 31ST

Get ready to go back to school with BINGO! Meet us at the Pavilion to have a chance to win prizes for school. You never know what you may need—crayons, paper, lunch box, a trapper keeper? See what you can win at Back to School BINGO. Age categories will be split from Kindergarten to 5th grade and from 6th grade to 12th grade. Again this year, we will have a college section! Those 18 and older with valid college student ID can participate!

### OPEN AIR MARKET | SUNDAY, SEPTEMBER 1 | 9 A.M.-3 P.M.

Woodhaven will hold its 5th Open Market of the season 9 a.m. – 3 p.m. Many of the crafters and artisans will begin sharing seasonal and holiday items they have prepared for the fall and winter season that awaits! Don’t miss this opportunity to find that thing you’ve been looking for to keep at your camper or home!

### LABOR DAY WEEKEND ENTERTAINMENT | SATURDAY, AUGUST 31 | ANTHEM

Established in 2014 as And Beyond, “ANTHEM” is an all-live musical experience that goes above and beyond the Classic Rock Band concept, covering all-time favorites like Styx, Bon Jovi, Journey, REO, Boston, Whitesnake, Led Zeppelin, Kansas, Queen, Aerosmith, Van Halen, Rush, Foreigner, Alice in Chains, Triumph, and more!

### SUNDAY, SEPTEMBER 1ST | STRUNG OUT

Strung Out is Chicago’s Ultimate 70’s Musical Experience. We’ve dug through the incredible treasure trove of classic 70s music that other bands overlook and found the greatest songs that are as diverse as the decade itself! Rock, soul, funk and fantastic One Hit Wonders that are instantly recognizable and deeply woven into the fabric of our culture and our memories.

## Weekend activities in September

**SATURDAY, SEPTEMBER 7TH**

***Gaga Ball | Rec Plex Pit, 11 a.m.***

Head over to the Rec Plex for exciting rounds of Gaga Ball! Meet at the Rec Plex at 11 a.m. to begin. Don’t know how to play? No problem! This is an easy interactive game that anyone can join in. See you there!

**FAMILY MOVIE: SING 2**

***1hr 50m PG***

Can-do koala Buster Moon and his all-star cast of animal performers prepare to launch a dazzling stage extravaganza in the glittering entertainment capital of the world. There’s just one hitch -- he has to find and persuade the world’s most reclusive rock star to join them. What begins as Buster’s dream of big-time success soon becomes an emotional reminder of the power of music to heal even the most broken heart.

**SATURDAY, SEPTEMBER 14TH**  
**DIY Bird Feeder, Rec Plex Lawn 11 a.m.**

Tweet Tweet! Let's feed the birds! Meet us outside the Rec Plex to make your very own bird feeder! Follow the steps of the Rec staff and then take your creation home to hang up at your trailer. You won't want to miss this messy & fun activity!

**FAMILY MOVIE: COCO**  
**1hr 45m PG**

Despite his family's generations-old ban on music, young Miguel dreams of becoming an accomplished musician like his idol Ernesto de la Cruz. Desperate to prove his talent, Miguel finds himself in the stunning and colorful Land of the Dead. After meeting a charming trickster named Héctor, the two new friends embark on an extraordinary journey to unlock the real story behind Miguel's family history.

**SATURDAY, SEPTEMBER 21ST**  
**Giant Games, Pavilion 11 a.m.**

Let's play! Come up to the Pavilion for a variety of giant games. Face off against your family in tic tac toe, giant Jenga, kerplunk & more!! Join the Rec staff in these fun challenges and see who takes home the bragging rights!

**FAMILY MOVIE: DESPICABLE ME 3**  
**1hr 36m PG**

The mischievous Minions hope that Gru will return to a life of crime after the new boss of the Anti-Villain League fires him. Instead, Gru decides to remain retired and travel to Freedonia to meet his long-lost twin brother for the first time. The reunited siblings soon find themselves in an uneasy alliance to take down the elusive Balthazar Bratt, a former 1980s child star who seeks revenge against the world.

**SATURDAY, SEPTEMBER 28TH**  
**Musical Chairs, Pavilion 11 a.m.**

Do you hear that? Listen closely.. When the music stops grab a seat! Meet us at the Pavilion for rounds of musical chairs! All ages are welcome, and prizes will be awarded to the winning participants.

**FAMILY MOVIE: HOCUS POCUS**  
**1hr 35m**

After moving to Salem, Mass., teenager Max Dennison (Omri Katz) explores an abandoned house with his sister Dani (Thora Birch) and their new friend, Allison (Vinessa Shaw). After dismissing a story Allison tells as superstitious, Max accidentally frees a coven of evil witches (Bette Midler, Sarah Jessica Parker, Kathy Najimy) who used to live in the house. Now, with the help of a magical cat, the kids must steal the witches' book of spells to stop them from becoming immortal.

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**Labor Day Weekend:**  
Sat: 8am-4pm  
Sun: 10am-2pm  
CLOSED LABOR DAY

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# EVENTS

Main Event Weekend	August 3-4
Annual Membership Mtg.	August 25
Labor Day Weekend	Aug 31-Sept 2
Fall Fest Weekend	October 12-13
Kids Halloween Party	October 19
Halloween Party	October 26
BooHaven 5K	October 27
North Pole Express	Nov. 29-Dec. 13



*voth*

20 24



**HOPS & HARMONY**

**SEPT 7**

**CENTENNIAL PARK**  
[WWW.SUBLETTE365.COM](http://WWW.SUBLETTE365.COM)

# New Package Policy

As you may have already read in previous issues of the *Woodhaven News*, the Board has adopted an official policy regarding Owner packages delivered to the Association Office. The below policy is in effect as of December; please be sure to read through all the parameters before ordering a package to be delivered to the Association. Packages received by the Association that do not follow the policy will be returned to the carrier without notice. This Policy can also be found in the Policy Manual as **04-200-1223 Package Handling Policy**.

1. Packages must be addressed to 509 Lamoille Rd., Sublette, IL 61367.
2. Packages must be addressed to an Owner of Record as shown on the deed, and the Section/Lot of the Owner must be listed in the address.
3. Packages weighing 60 pounds or less will be accepted. Any Packages received over 60 pounds will be rejected at time of receipt and returned to carrier, at no cost to the Association.
4. The Association will log the name of the person picking up packages. The Association is not responsible for the package(s) once they are logged out.
5. Owners are responsible for the removal of packages from the Association office area.
6. Packages are expected to be picked up within a week. Packages remaining 30 days after receipt will be returned to the carrier, at no cost to the Association.
7. Non-conformance to any part of this policy will result in rejection/return of the package(s) to the carrier without notice, and at no cost to the Association. Rejection/Return of packages to the carrier will be noted in the Association log.

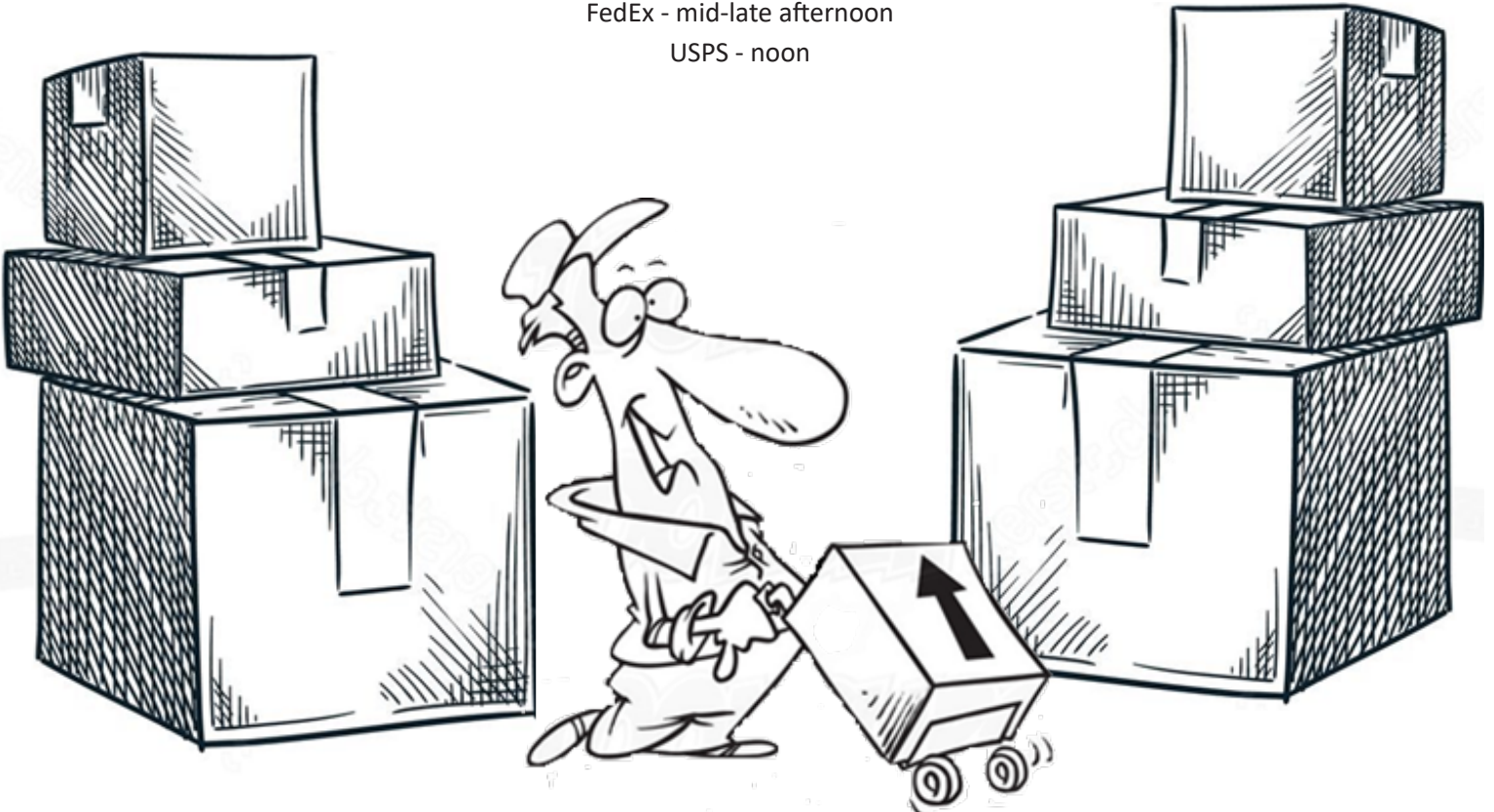
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## ESTIMATED PACKAGE DELIVERY TIMES

UPS - mid-late morning

FedEx - mid-late afternoon

USPS - noon



# DEPARTMENT HIGHLIGHTS

## Resources Department

Maintenance Building

You may see some gentleman out and about on property in bright orange or yellow attire, make sure to wave! They are working hard every day to keep Woodhaven well-manicured, full of thriving trees, and as naturally enjoyable as possible, as we are camping in the woods!



**Justin Rodriguez**  
Director of Resources  
10 Years



**Rich Klein**  
Resource Supervisor  
18 Years



**Terry Klein**  
Resource Tech II  
7 Years



**Ray Bufka**  
Resource Tech I  
2 Years

### Seasonal Staff

Resource Assistants: Barney Klimas, Tom Parker, Joel Billhorn, Landon Montavon  
Mowing Assistants: Eddie Jones, Bill Longbein, John Bembanek

## Permit Requests (available at the Association Office)

### Tree Permits

- required when wishing to remove a tree over 4" in diameter
- when accepted, expire 30 days from accepted date - if not complete, a new permit is required
- once a permit application is submitted, the Resource Dept. will assess the tree within 3 business days

### Resource Requests

- utilized for Owners who have additional resource-related questions or concerns (Oak Wilt, possible hazard trees, etc)

### Oak Wilt

- Resource Dept. staff monitors trees around Woodhaven for Oak Wilt, which is detectable from late spring through summer

### Mow Permits

- mow permit applications are required for anyone wishing to mow anything beyond their own property line (10ft behind lot, short trail to the common area, etc.)

## Landscape Waste Pick-Up

- Brush pick-up is available April 15-November 30
- Leaf Vacuum is available April 15-May 31 and again November 1-30
- Leaf Bag pick-up is available June 1-October 31
- Sign up for pick-up services is available in the Woodhaven App or at the Service Center, General Store, Main Gate, or Association Office

## Programs

- In partnership with the Marketing Department, a new Memorial Tree program has been implemented as a way to memorialize your loved ones while contributing to the reforestation of Woodhaven. Contact Kinsey or Nicci at the Association Office for details.

## Bait Shop/Nature Center

### Bait Shop

- fishing gear, fishing licenses, bait & tackle

### Nature Center

- nature displays, dioramas, hands-on learning, nature programming, farmer's markets
- Both facilities are closed on Tuesdays through the season

## Lake Stocking

- most lakes are stocked with catfish yearly in the spring
- Pine, Hidden, and Bluegill lakes are stocked with Rainbow Trout in the fall



# Maintenance Department

## Maintenance Building



**Ryan Farley**  
Director of Maintenance/Janitorial  
14 Years



**Bobby Senn**  
Maintenance Tech II  
11 Years



**Dave Smith**  
Janitorial Supervisor  
4 Years



**Ben Counts**  
Janitorial Supervisor  
4 Years



**Chad Zimmerman**  
Maintenance Tech II  
9 Years



**Matt Farb**  
Maintenance Tech II  
3 Years



**Michelle Armstrong**  
Janitor  
5 Years



**Heather Elston**  
Janitor  
1 Year



**Keenan Robinson**  
Janitor  
1 Year



**Samantha Lemier**  
Janitor  
1st Year

### Seasonal Staff

Janitorial Assistants: Sarah Herkert, Mallary Elston

## Building Maintenance

Chad Zimmerman and Matt Farb handle all Woodhaven's building repairs and general maintenance such as painting, plumbing, electrical and carpentry. They are a key component to keeping all Woodhaven's buildings in good working order for Property Owners to enjoy.

## Vehicle and Equipment Maintenance

Bobby Senn and Ryan Farley take care of all Woodhaven's vehicle and equipment maintenance and repairs. Woodhaven has a full-service shop where all Woodhaven's vehicles and equipment are routinely maintained and serviced. Metal fabrication is done in the shop as well.

## Property Maintenance

Ryan Farley handles all the property related issues such as drainage; Owners can request an inspection of any drainage issues to see what, if anything, can be done. We also handle all the roads, ditches, and culverts that belong to Woodhaven. At times we must replace old culverts and regrade ditches to allow proper water flow.

## Janitorial Services

Dave Smith and Ben Counts are the supervisors of the five full time and two part time janitorial employees. They clean all Woodhaven's buildings and provide a clean and safe environment for our Owners. During the busy season we also have a night crew who clean our main buildings while the day shift focuses on the Comfort Stations.

## General Maintenance

The Maintenance Department also assists the Utilities Department with water testing on an on call schedule that entails daily testing. We also assist with sewer and water repairs. Another aspect of our job is to maintain the Restricted Material Compound and the loose leaf and bags drop off area behind the Service Center. Loose leaves and bags are turned into compost that is available to our Property Owners at the Section 25 chip pile area.

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 Management Ad-Hoc Committee**

3/16/2024 – Motion was made and seconded “That hunting in Woodhaven is not a feasible option for deer management” the motion was passed unanimously. They will continue to discuss options and determine which option/options may work as part of the deer management plan.

4/27/2024 – Motion was made and seconded “to keep Deer Population Control Permits from the IDNR on the table for further discussion.”

5/18/2024 – Motion was made and seconded “to further discuss neighboring landowner incentives to harvest more does.”

5/18/2024 – Motion was made and seconded “to further discuss to wait for CWD to be confirmed and let the DNR manage the situation, until then we will monitor the heard assessing the health, population and environmental impact.”

6/15/2024 – The motion was made “to follow through with obtaining a Deer Population Control Permit.”

6/15/2024 – The motion was made “to not wait for CWD confirmation then let the IDNR manage the situation.”

6/15/2024 – The motion was made “to follow through with neighboring landowner/hunter incentives.”

7/20/2024 – The motion was made and seconded “to approve the Deer Population Control Permit recommendation to the Board.”

**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 S winds
2/20/2024	367	422	173	Clear, 56°, 18mph SW winds
3/5/2024	306	352	144	Overcast, 42°, 6mph N winds

**The “DO”s and “DONT”s of deer deterrents**

- The “DO”s
  - » If you have fruit or vegetables growing harvest them as soon as they are ready.
  - » Maintain your landscape. Eliminate long grasses and cover that the deer may want to bed down in.
  - » Plant deer resistant plants such as lavender, catmint, garlic, chives or royal ferns.
  - » Spray your plants/trees with a deer repellent if you would like to prevent them from being grazed on.
  - » Plant thick hedges as they help deter deer by not being able to see or walk through them.
  - » Install fences so long as they are approved by the ESAC department. (Rules & Regs, Article VII, Section 7, L. Wildlife Deterants.)
  - » Install windchimes as they may help deter deer for a short period of time.
- The “DONT”s
  - » Place plants that deer enjoy near roads or walk paths. Some favorites include: peas, lettuce, pansies and impatiens.
  - » Feed the deer by placing food or salt blocks as it is illegal.
  - » Hang bird feeders below 8 ft as the deer can stand on their hind legs to reach food at greater height.
  - » Hurt or harm deer in any way. This includes physically or using a toxin for them to ingest.

## Albino Catfish Competition

Congratulations to both Matt Schmelter and Eugeniusz Rypel for their amazing Albino Catfish!



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

#### LEAVES

##### VACUUM

April 15-May 31

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

##### PAPER BAGS ONLY

June 1-October 31

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

##### VACUUM

November 1-November 30

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

#### BRUSH

April 15-November 30

WEDNESDAYS

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

Pickup of Landscape Waste is by Sign Up ONLY

Sign up sheets will be located at:

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

Each lot to be picked up must be signed up.

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

Refrain from placing any landscape waste in or alongside dumpsters that are located throughout property. Violation of the Rules pertaining to Trash, Debris, & Refuse is an automatic Board of Review and holds a \$150-500 fine.

### DAILY CATCH LIMITS AND RULES - 2024

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.



Catfish Saturday July 13th after the storm | Raegan Schnase



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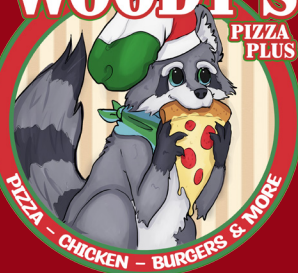
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**PIZZA PLUS**



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CHICKEN WRAP,  
GUACAMOLE  
BITES,  
BAVARIAN  
PRETZEL STICKS.**

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815-849-5189**

**CAMPSTOVE RESTAURANT SEPTEMBER HOURS:**

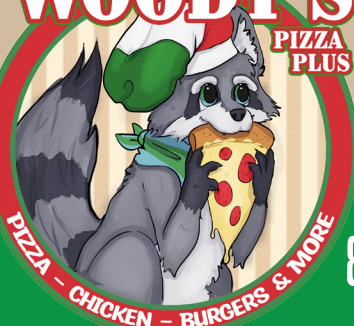
MON. 9/2 & FRI.-SUN. 8 AM-11 AM  
MONDAY - THURSDAY CLOSED

**GENERAL STORE SEPTEMBER HOURS:**

SUNDAY 9/1 8 AM-10PM  
MONDAY 9/2 8 AM-2 PM  
FRIDAY & SATURDAY 8 AM-8 PM  
SUNDAY 8 AM-1 PM  
MONDAY-THURSDAY CLOSED

**WOODY'S**

**PIZZA PLUS**



**PIZZA PLUS:  
815-849-5197**

**PIZZA PLUS SEPTEMBER HOURS:**

SUNDAY 9/1 11 AM-9 PM  
MONDAY 9/2 11 AM-1 PM  
FRIDAY & SATURDAY 11 AM-7 PM  
SUNDAY 11 AM-1 PM  
MONDAY-THURSDAY CLOSED



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1922 Tower Road, Sublette, IL 61367

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**Julie Grell**  
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Sec 2, Lot 16 - \$57,000



Sec 2, Lot 55 - \$134,900



Sec 2, Lot 156 - \$15,500



Sec 2, Lot 251 - \$45,000



Sec 2, Lot 254 - \$46,500



Sec 3, Lot 46&47 - \$60,000



Sec 3, Lot 152 - \$39,000



Sec 3, Lots 154&155 - \$49,000



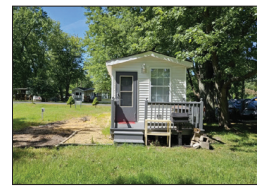
Sec 3, Lots 178&179 - \$60,000



Sec 4, Lot 68 - \$155,000



Sec 4, Lot 155 - \$29,000



Sec 4, Lot 199 - \$25,000



Sec 5, Lot 37 - \$15,000



Sec 5, Lot 50 - \$92,000



Sec 5, Lot 139 - \$39,000



Sec 5, Lot 156 - \$42,000



Sec 5, Lot 158 - \$44,700



Sec 5, Lot 378 - \$19,999



Sec 5, Lot 432 - \$48,000



Sec 5, Lot 485 - \$39,000



Sec 5, Lot 515 - \$82,500



Sec 6, Lot 7 - \$25,000



Sec 6, Lot 74 - \$16,500



Sec 7, Lot 82 - \$49,000



Sec 8, Lot 7 - \$75,000



Sec 8, Lot 91 - \$19,000



Sec 8, Lot 92 - \$95,000



Sec 9, Lot 6 - \$19,900



Sec 9, Lot 8 - \$27,000



Sec 9, Lot 63 - \$25,900



Sec 9, Lot 73 - \$19,900



Sec 9, Lot 74 - \$42,000



Sec 9, Lot 201 - \$59,900



Sec 10, Lot 19 - \$64,900



Sec 10, Lot 133 - \$29,500



Sec 10, Lot 144 - \$15,000



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815-915-9353

Mark Schuemann,  
Broker  
815-677-6698

Julie Grell,  
Broker  
815-590-6724



Sec 10, Lot 181 - \$127,000



Sec 11, Lot 119 - \$56,000



Sec 12, Lot 23 - \$39,500



Sec 12, Lot 29 - \$19,900



Sec 13, Lot 52 - \$45,000



Sec 13, Lot 89 - \$27,000



Sec 13, Lot 100 - \$40,000



Sec 14, Lot 17 - \$29,000



Sec 14, Lots 61&62 - \$35,000



Sec 14, Lot 92 - \$19,500



Sec 15, Lot 127 - \$54,950



Sec 15, Lot 130 - \$39,900



Sec 15, Lot 184 - \$57,000



Sec 17, Lot 44 - \$66,590



Sec 17, Lot 77 - \$119,900



Sec 17, Lot 158 - \$69,000



Sec 17, Lot 164 - \$24,500



Sec 18, Lots 62&63 - \$88,900



Sec 18, Lot 100 - \$47,900



Sec 21, Lot 154 - \$29,000



Sec 22, Lot 33 - \$24,000



Sec 22, Lot 39 - \$34,900



Sec 23, Lot 48 - \$98,000



Sec 24, Lot 22 - \$68,500



Sec 25, Lot 89 - \$41,900



Sec 25, Lot 90 - \$29,900



Sec 26, Lot 120 - \$21,000



Sec 26, Lots 181/182 - \$69,900



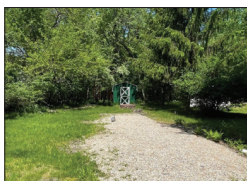
Sec 26, Lot 192 - \$49,500



Sec 26, Lots 235&236 - \$74,500



Sec 27, Lot 54 - \$59,000



Sec 27, Lot 103 - \$18,000



Sec 28, Lots 93&94 - \$77,000



Sec 28, Lots 122&123 - \$49,500



Sec 29, Lot 153 - \$28,000



Sec 29, Lot 200 - \$29,900

Sec 2, Lot 102.....SOLD  
Sec 2, Lot 175.....SOLD  
Sec 5, Lot 428.....CONTINGENT  
Sec 6, Lot 73.....CONTINGENT

Sec 6, Lot 100.....CONTINGENT  
Sec 7, Lot 191.....SOLD  
Sec 16, Lot 103.....SOLD  
Sec 16, Lot 194.....CONTINGENT

Sec 18, Lot 43.....PENDING  
Sec 18, Lot 59.....SOLD  
Sec 24, Lot 123.....PENDING  
Sec 27, Lot 57.....CONTINGENT

Sec 27, Lot 58.....SOLD  
Sec 28, Lot 74.....SOLD  
Sec 28, Lot 75.....SOLD  
Sec 29, Lot 210.....PENDING

**\*\*Property status is as of  
August 1, 2024\*\***





**September is my favorite time of year to visit the tallgrass prairies of Illinois.** This is when the autumn colors start to appear within the flowers and grasses that make prairies so special. Prairies are a type of grassland that covered most of Illinois in the 1800s. The tall grasses of Big Bluestem, Indian Grass, Switch Grass, and Little Bluestem appear in deep reds, purples, browns, and yellows. The bulk of the flowers during autumn are a palette of yellows, golds, purples, and whites. The highlights of intense purple New England Asters, brilliant golds and yellows of numerous types of goldenrods, bright yellows of the Cup Plant, Compass Plant and various sunflowers, and the soft whites of Frost Asters and Mountain Mint. There are a few local areas to see these beautiful plants including the Prairie Preservation Area between Sections 22, 20, 19, and 23 and the Preservation Area in Section 28. To view a larger, native prairie area, visit the Nachusa Grasslands north of Franklin Grove (only thirty minutes from Woodhaven Lakes). Here you can see over 4,000 acres of restored and remnant prairie and a small herd of bison.



**September at the Nature Center:** Explore the Nature Center this fall to discover our new exhibits, displays, and activities all about nature! This year we've focused on rainbows, weather, frogs, cicadas, deer, and so much more! Make sure to stop by the Nature Center every weekend this month to join us in creating a free nature craft. This month we'll be preparing for Fall Fest in October so make sure to mark it on your calendar to visit us then!

**Nature Center Farmers Market**

**Saturday and Sunday, August 31 and September 1**

**Bring Nature Center open hours**

**Basket Giveaway at 3 p.m. Sunday**

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

**MINI - Nature Center Farmer's Market**

**Saturday, September 14 - 10:00 a.m. - 3:00 p.m.**

**Sunday, September 15 - 10:00 a.m. - 2:00 p.m.**

**Nature Center Front Yard**

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

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

This month we'll focus on a plant species that appears in the autumn tallgrass prairies: Goldenrods (*Solidago* spp). There are around 30 different species of goldenrods found throughout Illinois. There are over 140 species of goldenrods, in the *Solidago* genus, found around the world. Most goldenrods are native to North America, but there are a few species growing in Europe and Asia.

All goldenrods have showy yellow flower heads made up of disk and ray flowers that are usually arranged in clusters along the upper stems. The stems can grow either as a clumping plant with many stems, or as a single stem coming from the ground, and are typically hairy. Leaves of goldenrods are typically toothed and alternate along the stem. These leaves can appear yellow-green. These are a few of the more common goldenrods that you might find in Illinois.

Stiff Goldenrod (*Solidago rigida*) has a flower head that is flat or flattish-topped. The plant gets its name from the stiff, upright look of the stem and leaves. Both the leaves and stems are hairy and the upper leaves clasp around the stem.

Tall Goldenrod (*Solidago altissima*) is a bushy plant also known as late goldenrod. The flower head cluster can be shaped like a pyramid or with spreading branches. The leaves are narrow and mostly the same size along the entire stem.

Showy Goldenrod (*Solidago speciosa*) has a plume-shaped set of flower heads. Unlike many of the goldenrods, this one has a smooth stem with numerous, thick, usually toothless leaves.

Common Grass-leaved Goldenrod (*Solidago graminifolia*) has flower heads that appear flat-topped. The leaves are grass-like (narrow and linear) which gives the plant its name. Leaves are toothless and have tiny, shiny dots on them.

Goldenrods are an important food source for many species of pollinators. Since goldenrods bloom from late-August through October, they help to support bees, butterflies, moths, beetles, wasps, leaf hoppers, midges, and flies. All of these different pollinators need the goldenrod family to find plenty of food for winter survival. Help protect our pollinators by keeping goldenrods on your land.

**Fun fact:** Goldenrods do not make you sneeze! If you have allergies, it's not from a goldenrod. The plants pollen is heavy and sticky so it can't fly through the air. Most people have allergies to ragweed, a plant with green, simple flowers.



Stiff Goldenrod



Tall Goldenrod



Showy Goldenrod



Grass-leaved Goldenrod



**NATURE CENTER HOURS THROUGH LABOR DAY:**

Saturdays: 10:00 a.m. – 5:00 p.m.  
Sundays, Mondays, Wednesdays, Thursdays, and Fridays: 9:00 a.m. – 3:00 p.m.  
Tuesdays: CLOSED

**NATURE CENTER HOURS SEPT. 3 - 30:**

Saturdays: 10:00 a.m. – 3:00 p.m.  
Sundays: 10:00 a.m. – 2:00 p.m.  
Monday - Friday: CLOSED

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# WOODY SAYS.....

Make sure to check the facility hour calendar! End of summer means many changes to operating hours at our facilities.



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Sunday: 8 a.m.-3 p.m.

8/31: 8 a.m.-5 p.m.

9/1: 8 a.m.-5 p.m.

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1/9	\$22,050
2/151	\$29,900
2/292	\$120,000
5/10	\$47,900
5/382	\$25,900
6/132	\$41,900
6/172	\$48,000
9/91	\$24,000
14/57	\$29,500
22/27	\$99,900
25/95	\$45,000
26/241-2	\$47,900
27/88-9	\$79,500
28/6	\$39,900
29 /234	\$36,900

1/31	\$16,900
1/50	\$59,900
2/76	\$99,900
2/83	\$149,000
2/124	\$19,000
2141-2	\$114,900
2/210	\$39,900
3/236	\$34,900
4/104	\$17,000
5/6	\$26,500
5/23	\$39,900
5/154	\$37,900
5/176	\$55,000
5/458	\$85,000
6/185	\$45,000
7/46	\$27,500
7/72	\$75,000
7/109	\$57,500
7/129	\$30,200
7/140	\$49,000
8/53	\$25,000
10/91	\$10,000
10/119	\$13,500
11/14	\$13,400
11/126	\$34,900
11/159	\$35,500
11/160	\$17,900
11/321-2	\$120,000
12/25	\$23,900

13/39	\$59,900
16/3-4	\$60,000
16/158	\$42,000
16/159	\$19,000
17/168	\$25,000
19/35	\$16,500
19/80	\$48,000
20/16	\$30,900
20/81	\$48,900
21/7	\$64,900
21/24	\$13,950
21/72	\$31,900
21/205	\$34,900
21/235	\$21,900
22/10	\$84,500
22/91	\$32,000

23/86-7	\$69,000
25/9	\$32,500
25/37	\$29,900
25/84	\$79,900
25/126	\$48,000
26/30	\$32,500
26/60	\$75,000
27/85	\$42,000
27/152	\$29,900
28/34	\$25,000
28/136	\$36,500
29/5	\$20,000
29/182	\$44,000
29/250	\$16,500
29/319	\$14,500
29/361	\$17,500

**CLOSED**

1/41	23/164
2/56	24/248
5/28	26/25
6/73	26/57
9/87	26/248-9
11/238	27/58
11/239	28/75
18/59	29/101
21/83	29/256
23/62	



Reduced | Contingent/Pending

Information Last Updated 8/21/24



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**Sal Bayron**  
 Realtor® Broker  
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[salvadorbayron@gmail.com](mailto:salvadorbayron@gmail.com)  
 Se Habla Español



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

