

WOODHAVEN NEWS

DECEMBER '24 | VOL. 41 | NO. 11

Photo taken by Nancy Nieslawski

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MESSAGE FROM THE BOARD



As fall turns into winter, Woodhaven's 2024 "Game On" season has come to an end. As I am writing this article, I can hear leaf blowers and air compressors going all around me indicating some of my neighbors are winterizing. Some Property Owners may be closing down their trailers for the season, but others keep their heat on in their park models so they can enjoy the winter months. I anticipate more Property Owners will be enjoying the trails and a few

last campfires before the snow flies. We have had some wonderfully warm weekends, but the inevitable drop in temperatures will be upon us soon enough. My wife, Diana, and I enjoy coming to Woodhaven in the winter to enjoy the peacefulness and the beauty of untouched snow in the common areas.

Also, starting December 1st the Maintenance Department will begin to winterize and close down some of our comfort stations. The following will be open during the winter months: Comfort Stations 3, 9, 17 and 22. A friendly reminder that the decision to plow snow and/or apply ice control materials to Woodhaven's roads will be made by Maintenance Department personnel and will be based on a variety of factors including: forecasted depth of snow and temperatures, time of day, and scheduled activities and events. They will also put down sand, but we do not salt the roads for environmental reasons.

Wintertime fun abounds at Woodhaven and surrounding areas. Tubing, snowshoeing, ice fishing, skating, and snowmobiling are favorites among many of our Property Owners. From late November through December, you can visit many of the holiday displays in LaSalle, Byron, Ottawa, Rock Falls, and the Bureau County Fairgrounds. The Chris Kringle Market in Ottawa is our family favorite. In February, our first event of the year begins with Cabin Fever. Sledging, snowmobile races, the poker walk, BINGO, and arcade game tournaments are on the list of fun winter activities for the whole family.

Even though committee meetings have ended for the most part, your Board of Directors still meets regularly and work diligently to address important issues for all Property Owners. I would like to share my thanks to all of the committee volunteers, boards of review, section representatives, and fellow board members who dedicated our time and talents to make Woodhaven the best camping resort anywhere. These professionals make it look easy, but do not let them fool you, it takes countless hours to achieve the results we do.

From my family to yours, have a safe and jolly holiday season!

Harry Koeppel, Board of Directors'

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

ASSOCIATION OFFICE/ESAC

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

WOODHAVEN LAKES REALTY

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

LAKEVIEW

Daily | 7 a.m.-Dusk

LAUNDROMAT

24 hours

WOODY'S TRUE VALUE

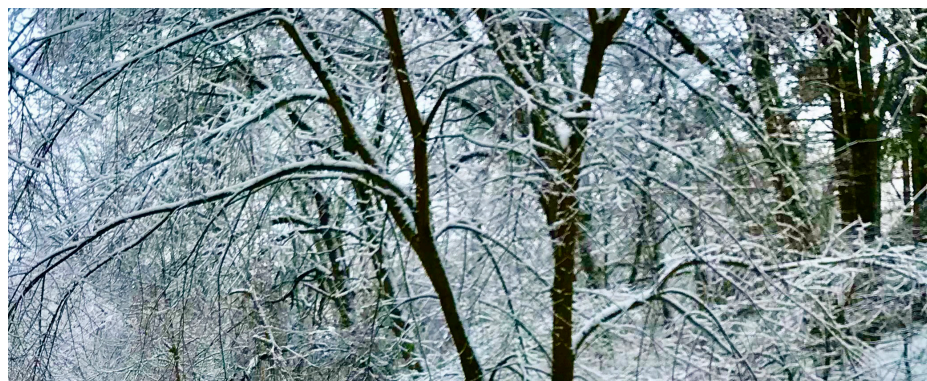
Monday - Saturday | 8 a.m.-4 p.m.
 Sunday | 8 a.m.-2 p.m.

CLOSED FOR THE YEAR

Pools & Beach
 Family Center
 Rec Plex
 General Store/Restaurant/Pizza Plus
 Nature Center
 Bait Shop

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

**COMFORT STATIONS OPEN FOR THE WINTER:
 3, 9, 17, & 22**



IMPORTANT PHONE NUMBERS

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

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

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

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



As we move into the holiday season, we would like to wish you the warmest of holidays filled with family, friends, joy, kindness...and hopefully thoughts of a wonderful 2025 recreational season at Woodhaven.

If you have the chance to visit Woodhaven during the winter months, it is definitely a different vibe compared to the busy and hectic summer season. And if you are lucky enough to enjoy Woodhaven year-round, we encourage you to share your holiday cheer with your other Woodhaven friends and neighbors by decorating your lot for the holidays. Between Thanksgiving weekend and January 12, Woodhaven will allow temporary light installations in trees. While these are normally not allowed per our Rules and Regulations, we feel it is a great way to share and spread the holiday spirit by also decorating your "home away from home". Please also message us through Woodhaven's Facebook page to share your decorated lot so we can share it with other Owners who don't have the ability to visit Woodhaven during the off-season, and also for the chance to win a prize based on your decorations.

Again, Happy Holidays! And now onto some business...



Main Gate Passes

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

2025-2026 Budget

A summary of the proposed budget presented at the November 9th budget hearing is included below. Please take some time to review this information and let us know if you have any questions about the budget. The November 9th budget hearing was recorded, and a copy is available to all Owners on Woodhaven's YouTube Page. Links to this recording can be found on Woodhaven's website and Facebook Page. Please do not hesitate to contact us at the Association Office if you are having any difficulties accessing this information.



Approval of the 2025-2026 assessment will be on the agenda for the December 11, 2024, Board Meeting, which will take place at the NIU Conference Center in Naperville. The meeting will also be live streamed, recorded, and posted on Woodhaven's YouTube Page. Comments or questions regarding the budget and the recommended assessments of \$1,495 for lots with sewer services, and \$1,375 for lots without sewer services can be presented at this board meeting. Comments can also be submitted through Woodhaven's Speak Up Sheet program.



Management, Board and Committee members will continue working on the budget, focusing on the line-item monthly projections and five-year operating plans of the Association over the winter months. Our goal is to complete the final 2025-2026 budget for approval at the March 2025 Board Meeting. Property Owners interested in learning more about the budget are encouraged to attend Board, Finance, and Facilities Planning Committee Meetings. The times and locations of these meetings are published in the paper.

Summary of 2025-2026 Proposed Budget

Prepared by Jeff Hickey, Executive Director

The following is provided to give Owners some information on the development of the fiscal year (FY) 2025-2026 budget. Items within this article were presented and explained in detail at the November 9th budget hearing. This budget hearing was recorded, and a copy is available for all Owners to review on Woodhaven's YouTube Page. If there are questions or if more information is needed about the proposed budget, please contact the Association Office for more details. This budget is presented by the Board of Directors and is based on accomplishing objectives that were established in September for FY 2025-2026.

Proposed 2025-2026 FY Assessment

The chart provided shows a breakdown of the recommended assessment levels proposed for FY 2025-2026. The columns shaded in green show the adjustments made during this budget process, which are noted below:

- The operating fund assessment increased from prior projections by \$10.
- Association reserve fund assessments decreased by \$10.

The recommended assessments for the 2026-2027 FY have been amended and increased from prior projected levels. The major factors contributing to this increase are associated with updated cost information on capital improvement projects. The total assessment for lots with sewer services has been increased to \$1,695, \$45 higher than the prior projection, and for lots without sewer services to \$1,575, \$40 higher than the prior projection.

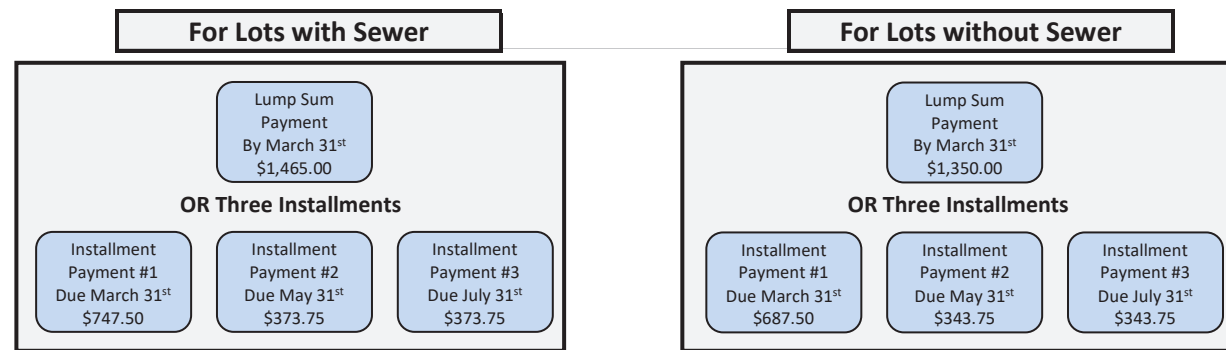
Woodhaven Assessments Lots with Sewer Service	FY 2021- 2022	FY 2022- 2023	FY 2023- 2024	FY 2024- 2025	FY 2025- 2026 Initial Levels	FY 2025- 2026 Amended	FY 2026- 2027 Amended
Operating Fund	\$ 910	\$ 980	\$ 1,023	\$ 1,052	\$ 1,090	\$ 1,100	\$ 1,145
Lot Fund	8	8	7	7	7	7	7
Water & Sewer Services	94	96	96	98	98	98	100
Disaster Recovery Fund	45	-	-	-	-	-	-
Association Reserve Fund	147	65	173	131	169	159	316
Water & Sewer Reserve Fund	60	60	56	60	60	60	60
New Projects	34	89	78	85	9	9	5
Debt Service Fund	62	62	62	62	62	62	62
Total Assessment	\$ 1,360	\$ 1,360	\$ 1,495	\$ 1,495	\$ 1,495	\$ 1,495	\$ 1,695

Woodhaven Assessments Lots without Sewer Service	FY 2021- 2022	FY 2022- 2023	FY 2023- 2024	FY 2024- 2025	FY 2025- 2026 Initial Levels	FY 2025- 2026 Amended	FY 2026- 2027 Amended
Operating Fund	\$ 910	\$ 980	\$ 1,023	\$ 1,052	\$ 1,090	\$ 1,100	\$ 1,145
Lot Fund	8	8	7	7	7	7	7
Water Services	47	48	48	49	49	49	50
Disaster Recovery Fund	45	-	-	-	-	-	-
Association Reserve Fund	130	49	162	121	159	149	307
Water & Sewer Reserve Fund	30	30	28	30	30	30	30
New Projects	34	89	76	85	9	9	5
Debt Service Fund	31	31	31	31	31	31	31
Total Assessment	\$ 1,235	\$ 1,235	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,375	\$ 1,575

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

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

Woodhaven Association Operating Funds	Admin. Mang.	Acct., Pay. & Coll.	Marketing, Comm., & IT	Recreation & Rec Plex	Aquatics	Public Safety	Maint.	Janitorial Services	ESAC	Resource Mgmt.	Totals
Other Income											
Subsidiary Income *	\$157,285										\$157,285
Lot Fund Income * \$7	\$1,859										\$1,859
Utility Fund Income * \$98 / \$49	\$181,438										\$181,438
Delinquent Fees		\$117,000									\$117,000
Interest	\$70,000	\$50									\$70,050
Recreation Programs				\$101,100	\$15,000						\$116,100
Rec Plex Income				\$153,077							\$153,077
Newspaper Income			\$38,000								\$38,000
Citations						\$22,000			\$60,000		\$82,000
Miscellaneous	\$28,000	\$28,000	\$24,450			\$18,000	\$4,750		\$17,500	\$44,440	\$165,140
Total Other Income	\$438,582	\$145,050	\$62,450	\$254,177	\$15,000	\$40,000	\$4,750	\$0	\$77,500	\$44,440	\$1,081,949
Expenditures											
Personnel	\$535,068	\$249,645	\$394,296	\$395,693	\$230,327	\$1,163,885	\$278,461	\$282,514	\$290,902	\$541,497	\$4,362,288
Professional Services	\$5,500	\$72,600	\$102,000		\$250				\$1,000		\$181,350
Prop. & Equip. Expenses	\$39,100	\$2,900	\$9,700	\$29,850	\$45,000	\$15,900	\$439,100	\$35,750	\$8,625	\$469,000	\$1,094,925
Programs & Activities		\$2,500	\$12,000	\$189,800	\$5,000	\$600					\$209,900
Marketing & Communications			\$175,400								\$175,400
Bad Debts	\$133,760		\$0								\$133,760
Utilities	\$265,000										\$265,000
Insurance & Benefits	\$1,352,000										\$1,352,000
Other Expenditures	(\$63,699)	\$27,275	\$7,500	\$8,900	\$1,600	\$4,300	\$900		\$100	\$5,450	(\$7,674)
Total Expenditures	\$2,266,729	\$354,920	\$700,896	\$624,243	\$282,177	\$1,184,685	\$718,461	\$318,264	\$300,627	\$1,015,947	\$7,766,949
Assessment Income needed to fund activities. (Other Income minus Expenditures.)	(\$1,828,147)	(\$209,870)	(\$638,446)	(\$370,066)	(\$267,177)	(\$1,144,685)	(\$713,711)	(\$318,264)	(\$223,127)	(\$971,507)	(\$6,685,000)
Percentage of Total	27.35%	3.14%	9.55%	5.54%	4.00%	17.12%	10.68%	4.76%	3.34%	14.53%	100.00%
Per Lot Assessment by Department	\$301	\$35	\$105	\$61	\$44	\$188	\$117	\$52	\$37	\$160	\$1,100
\$6,685,000 / 6080 lots = \$1,100 Net Operating Assessment FY 2025-2026 - Includes 2% adjustment to account for Assessment Discounts											



Budget Summary Information – Operating Activities

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

Subsidiary Budgets Operating Funds	General Store	Service Center	Woodhaven Lakes Realty	Totals	Woodhaven Lot Fund Fund	Woodhaven Utility Fund Fund
Revenue						
Gross Sales / Assessments	\$1,422,000	\$2,572,500	\$371,000	\$4,365,500	\$42,560	\$578,200
Other Income	\$29,450	\$11,750	\$49,150	\$90,350	\$10,750	\$168,860
Total Revenue	\$1,451,450	\$2,584,250	\$420,150	\$4,455,850	\$53,310	\$747,060
Expenditures						
Personnel	\$360,480	\$437,794	\$112,356	\$910,630	\$0	\$221,106
Professional Services	\$12,500	\$21,500	\$5,600	\$39,600	\$0	\$32,200
Prop. & Equip. Expenses	\$53,900	\$33,450	\$8,100	\$95,450	\$32,000	\$86,900
Marketing & Advertising	\$1,000	\$3,700	\$8,250	\$12,950	\$0	\$0
Cost of Sales	\$904,080	\$1,744,965	\$215,540	\$2,864,585	\$0	\$0
Real Estate Taxes	\$0	\$13,000	\$3,000	\$16,000	\$5,000	\$58,000
Utilities	\$76,000	\$14,200	\$4,550	\$94,750	\$12,800	\$116,000
Insurance & Benefits	\$41,300	\$116,000	\$12,600	\$169,900	\$0	\$38,000
Other Expenditures	\$33,150	\$53,300	\$8,250	\$94,700	\$1,651	\$13,416
Total Expenditures	\$1,482,410	\$2,437,909	\$378,246	\$4,298,565	\$51,451	\$565,622
Net ROI in Subsidiaries	(\$30,960)	\$146,341	\$41,904	\$157,285	\$1,859	\$181,438

Operating Budget Analysis

This chart provides information on assessment funding level changes when compared to the current operating budget.

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

Operating Fund Departments	Assessment Funding	Per Lot Impact	Amount of Change	Percent Change	Per Lot Impact
Administration Management	696,728	114.59	(5,571)	-0.79%	(0.92)
WI Earnings	(115,381)	(18.98)	(22,753)	24.56%	(3.74)
WLR Earnings	(41,904)	(6.89)	(11,642)	38.47%	(1.91)
WLF Earnings	(1,859)	(0.31)	0	0.00%	0.00
WUF Earnings	(181,438)	(29.84)	11,041	-5.74%	1.82
Accounting/Payroll/Collections	212,870	35.01	(54,825)	-20.48%	(9.02)
Administration Overhead	1,617,000	265.95	173,000	11.98%	28.45
Marketing/Communications/IT	638,446	105.01	26,991	4.41%	4.44
Recreation (w/ Rec Plex)	370,066	60.87	28,323	8.29%	4.66
Aquatics	267,177	43.94	14,533	5.75%	2.39
Public Safety	1,144,685	188.27	43,157	3.92%	7.10
Maintenance	713,711	117.39	7,445	1.05%	1.22
Janitorial Services	318,264	52.35	16,765	5.56%	2.76
ESAC	223,127	36.70	9,688	4.54%	1.59
Resource Management	971,507	159.79	90,866	10.32%	14.95
Assmt Discount Adjustment	6,832,999	1,123.85	327,018	9.44%	53.79
Projected profit / (deficit)	133,760	22.00	5,837	4.56%	0.96
	(278,759)	(45.85)	(41,015)	17.25%	(6.75)
Operating Fund Assessments	6,688,000	1,100.00	291,840	4.56%	48.00
Lot Fund Assessments	42,560	7.00			
Operating & Lot Fund Assmts.	6,730,560	1,107.00			
Water Assessments	298,900	49.00			
Sewer Assessments	279,300	49.00			
			Lots w/o Sewer		
Total Operating Assessments	7,308,760	1,205.00	4.23%	1,156.00	4.33%

- The previous 5-year plan projected total operating assessments of \$1,195 on lots with sewer and \$1,146 on lots without sewer for FY 2025-2026. Adjustments made during this budget process have increased the operating assessment by \$10 from prior projections to \$1,205 & \$1,156, respectively.
 - » The \$1,100 operating assessment is \$48 higher, representing an increase of about 4.6%.
 - » The lot fund assessment remains the same at \$7 per lot.
 - » The water assessment remains the same at \$49 per lot.
 - » The sewer assessment remains the same at \$49 per lot.
- Assessment income projections include an adjustment for discounts on full payments received on or before March 31, 2025. In the past, about 50% of Owners pay their assessments in full in March.
- The operating plan projects a deficit offset of <\$278,759>. This offset is approximately \$41,000 higher than the prior year's budget and is the largest deficit set in any budget year.
- Current year-end projections indicate we are on pace to end the year with a surplus of about \$60,000.
- Illinois minimum wage law January 1, 2025, moves to \$15/hour. The current minimum wage is \$14/hour.

Payroll Impacts:

- Administration Management 111 – 5FT – 10,000 hours
- Accounting, Payroll, & Collections 112 – 4FT – 8,000 hours (minus 1)
- Marketing, Communications, & IT 116 – 7FT – 14,000 hours (minus ½)
- Recreation 121 – 2FT & 10PT – 8,000 hours
- Aquatics 122 – 1FT & 25PT – 11,200 hours
- Rec-Plex 123 – 1FT & 20PT – 8,500 hours
- Public Safety 130 – 16FT & 13PT – 40,000 + hours
- Maintenance 141 – 4FT – 8,300 + hours
- Janitorial Services 142 – 6FT & 2PT – 12,000 + hours
- ESAC 143 – 5FT & 1PT – 10,300 + hours
- Resource Management 144 – 6FT & 16PT – 21,700 + hours (plus ½)
- Utility Fund 300 – 3FT – 6,200 + hours
- Total OF – 60FT & 87PT – 158,200 + hours
- General Store & Restaurant 502 – 4FT & 28PT – 15,700 + hours
- Service Center 504 – 5FT & 12PT – 16,300 + hours
- Woodhaven Lakes Realty 800 – 3FT & 2PT – 7,000 + hours
- Overall totals – 72FT & 129PT – 197,200 + hours

Notable other changes to operations include:

- Interest income from investments – increased by \$10,000.
- Woody Inc.'s earnings income – increased by about \$23,000
- WLR earnings income – increased by \$14,000 / offset by decrease in tax benefits D114 (\$14,000)
- 2025 is not an election year – expenses decreased by \$22,000.
- Payroll reduction in D112 = Finance Manager Position removed – decrease of about \$60,000.
- Credit Card processing – income and expense = net increase in income \$2,500

- D114 expense increases = \$14,000 electricity, \$20,000 GL insurance, \$32,000 WC insurance.
- D144 payroll / lake management adjustments
- D144 expense increase for common ground maintenance line item, includes Deer Management program, reforestation, trail maintenance, controlled burns, and related costs = about \$63,000 expense increase.
- Additional electricity increases D300 (\$20,000), D502 (\$5,000), D504 (\$1,000)

Assessment Collection Analysis:

The following chart provides information on the status of efforts to collect assessments and compares the current collection rates with those achieved one year ago, through the month of September. The totals show a relatively stable collection rate with some subtle differences in both favorable and unfavorable directions.

The budget plan includes a bad debt projection of 2%.

Collection Analysis	2024-2025	2023-2024	2022-2023	2021-2022
Through September 2024				
Billed Assessments	9,095,550	9,096,572	8,267,245	8,268,375
Uncollected Assessments	177,874	65,973	29,270	16,918
Assessments Written Off	6,076	7,618	18,362	19,406
Total Outstanding	183,950	73,591	47,632	36,324
Percentage	2.02%	0.81%	0.58%	0.44%
September 2023 percentages	1.98%	0.69%	0.50%	0.67%
Uncollected Fees	80,493	33,014	16,593	7,377
Fees Written Off	1,189	5,255	15,161	10,415
Total Outstanding	81,682	38,269	31,754	17,792
Percentage	0.90%	0.42%	0.38%	0.22%
September 2023 percentages	0.97%	0.53%	0.23%	0.27%
Combined Outstanding	265,632	111,860	79,386	54,116
Percentage	2.92%	1.23%	0.96%	0.65%
September 2023 percentages	2.95%	1.23%	0.72%	0.94%
Uncollected Balances	258,367	98,987	45,863	24,295
Percentage	2.84%	1.09%	0.55%	0.29%
September 2023 percentages	2.90%	0.99%	0.33%	0.17%

Consideration of Surplus Results – From FY 2023-2024

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

In this case, surplus funds totaling \$93,536 are not subject to the By-Law guidelines. Based on updated projections for future capital expenditures, it is recommended we transfer the entire surplus to the restricted reserve funds.

2024-2025 FY Projections

The current FY 2024-2025 projections estimate a year-end surplus that is less than \$100,000. It is understood income and expenses through March 2025 will determine the actual results. The final figures confirmed through the audit process will be reported and considered during next year’s budget process.

Debt Management

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

- The existing loan structure is based on a 23-year amortization period.
- The annual payment is \$348,225 and final payment is scheduled to occur on April 1, 2038.
- Annual assessments are \$62 on lots with sewer and \$31 on lots without sewer.
- The outstanding balance as of April 1, 2024, was \$3,677,923.

Consolidated Income & Expense Analysis

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

Woodhaven Association Source of Funds	2025-2026			2024-2025		
	Per Lot	Amount	Percent	Per Lot	Amount	Percent
Revenues						
Operating Assessment	\$1,107	\$ 6,730,560	53.23%	\$ 1,059	\$ 6,438,720	53.71%
Water Assessments	49	298,900	2.36%	49	298,900	2.49%
Sewer Assessments	49	279,300	2.21%	49	274,400	2.29%
Subsidiary Gross Profits		1,500,915	11.87%		1,445,640	12.06%
Other Income		269,960	2.13%		247,430	2.06%
Delinquent Fees		117,000	0.93%		114,000	0.95%
Interest		320,050	2.53%		310,800	2.59%
Recreation Income		269,177	2.13%		264,217	2.20%
Citations, Advertising & Misc		285,140	2.25%		268,100	2.24%
Restricted Assessment ***	168	1,024,800	8.10%	216	1,313,280	10.95%
Restricted - Water	30	183,000	1.45%	30	183,000	1.53%
Restricted - Sewer	30	171,000	1.35%	30	168,000	1.40%
Debt Services - Water	31	189,100	1.50%	31	189,100	1.58%
Debt Services - Sewer	31	173,600	1.37%	31	173,600	1.45%
Total Revenues	\$ 1,495	\$ 11,812,502	93.42%	\$ 1,495	\$ 11,689,187	97.51%
Association Reserves		\$ 832,429	6.58%		\$ 298,986	2.49%
W&S Reserves & Debt Services		\$ -	0.00%		\$ -	0.00%
Total	\$ 1,495	\$ 12,644,931	100.00%	\$ 1,495	\$ 11,988,173	100.00%

Woodhaven Association Distribution of Funds	2025-2026		2024-2025	
	Amount	Percent	Amount	Percent
Expenditures				
Personnel	\$ 5,494,024	43.45%	\$ 5,371,679	44.81%
Professional Services	253,150	2.00%	238,650	1.99%
Prop. & Equip. Expenses	1,309,275	10.35%	1,204,275	10.05%
Programs & Activities	209,900	1.66%	202,900	1.69%
Marketing & Communications	188,350	1.49%	182,450	1.52%
Bad Debts	180,840	1.43%	180,780	1.51%
Utilities	488,550	3.86%	450,450	3.76%
Insurance & Benefits	1,559,900	12.34%	1,416,700	11.82%
Other Expenditures	168,776	1.33%	204,863	1.71%
Capital Replacements	\$2,034,700	16.09%	1,480,800	12.35%
Water & Sewer Projects	176,000	1.39%	143,100	1.19%
New Projects	\$55,100	0.44%	355,200	2.96%
Debt Payments - W&S Assets	348,225	2.75%	348,225	2.90%
Total Expenditures	\$ 12,466,790	98.59%	\$ 11,780,072	98.26%
Association Reserves	\$ -	0.00%	\$ -	0.00%
W&S Reserves & Debt Services	\$ 178,141	1.41%	\$ 208,101	1.74%
Total	\$ 12,644,931	100.00%	\$ 11,988,173	100.00%

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

- Planned expenditures for Association assets and new projects are exceeding the 2025-2026 FY restricted assessments allocated for this purpose, resulting in a projected reduction of \$832,429 in this fund.
- Planned expenditures for W&S System assets are projected to fall below the 2025-2026 FY restricted assessments allocated for this purpose, resulting in a projected increase of \$178,141 in this fund.

2025-2026 FY Replacement Projects

The list of projects provided includes capital replacement items for Association assets scheduled for consideration in FY 2025-2026. With each budget process, the scheduled projects are re-evaluated, and decisions are made to either proceed, postpone, or delete them from the plan. This year, 14 items on the Association asset list were postponed and 3 were removed from the plan. Items postponed, moved, or deleted are not included in this report, but are available to Owners and can be viewed within the detailed documents upon request.

The initial list provided for Association assets showed expenditures totaling \$818,500. Through the evaluation process, 10 projects were increased, and 14 projects were added to the list for consideration in FY 2025-2026. These items are noted in the chart with up arrows and an “A” for project additions. The estimated total expense on the 34 projects included on the updated list is \$2,034,700. The following comments provide additional information on the line items recommended for FY 2025-2026.

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

Account Number	Description of Asset Recommended to Proceed	2024-2025 Projected Cost	Per Lot Cost	
Vehicles				
81302	2021 Colorado Chevy Pickup - Public Safety	\$46,500.00	\$7.80	
81416	2011 Chevy 1 Ton Dump Truck	\$80,000.00	\$13.43	
Furniture & Equipment				
82101	Computer System Upgrades Annual Allocation	\$50,000.00	\$8.39	
82114	Marketing Video Camera	\$4,900.00	\$0.82	
82212	Recombent Bike	\$8,200.00	\$1.38	A
82212	Elliptical Rider Machine	\$10,500.00	\$1.76	A
82212	Treadmill	\$10,600.00	\$1.78	A
82212	Universal Weight Machine	\$14,200.00	\$2.38	A
82220	Rec-Plex Game Machines	\$39,500.00	\$6.63	
82512	4' x 3' Gas Griddle - 85 - Restaurant	\$9,000.00	\$1.51	↑
82524	Dishmachine - 124 - Restaurant	\$17,000.00	\$2.85	
82576	30lb Stacked Commercial Dryer #1 - Laundromat	\$10,600.00	\$1.78	
82577	30lb Stacked Commercial Dryer #2 - Laundromat	\$10,600.00	\$1.78	
82578	30lb Stacked Commercial Dryer #3 - Laundromat	\$10,600.00	\$1.78	
82650	Computer System Upgrades - G/S - Administration	\$18,300.00	\$3.07	
82701	Computer System Upgrades - S/C - Administration	\$12,000.00	\$2.01	
82714	2017 LP Truck - VK & Hydro Test	\$3,700.00	\$0.62	
Grounds				
Buildings				
84050	Lakeside Facility Replacement - CO	\$300,000.00	\$50.35	CO
84050	Lakeside Facility Replacement - Additional Funds	\$376,000.00	\$63.10	↑A
84100	Replace / Renovate Wood Shed	\$5,000.00	\$0.84	A
84401	Facility Maintenance - Unspecified Allowance	\$125,000.00	\$20.98	↑
84402	HVAC / Water Heater - Unspecified Allowance	\$20,000.00	\$3.36	
Roads & Lakes				
85010	Road Improvements - Allocaton	\$60,000.00	\$10.07	
85010	Road Improvements - Signs	\$10,000.00	\$1.68	
86100	Bass Lake - Cleanout 10-287 & 10-288	\$11,000.00	\$1.85	A
86100	Bass Lake - Dam Improvments	\$13,000.00	\$2.18	A
86105	Bass Lake Solar Bee #1	\$11,000.00	\$1.85	↑A
86106	Bass Lake Solar Bee #2	\$11,000.00	\$1.85	↑A
Pools & Courts				
87004	Mechanical upgrades - Pool 1	\$625,000.00	\$104.89	A
87004	Water Pump - Pool 1 Wading Pool	\$4,800.00	\$0.81	↑A
87104	Water Pump - Pool 2 Wading Pool	\$4,800.00	\$0.81	↑A
87203	Watercrafts (paddle boats, canoes, kayaks) - Beach	\$6,900.00	\$1.16	
87502	Sports Core Color Coats - Basketball	\$18,000.00	\$3.02	↑A
87602	Woodhaven Lake Color Coat - Courts	\$27,000.00	\$4.53	↑
88000	Professional Services Annual Allocation	\$50,000.00	\$8.39	↑
Initial amount \$818,500		\$2,034,700.00	\$341.48	↑

The facility maintenance item is used to address a variety of projects including roof repairs, retaining walls, deck improvements, and other related projects. The HVAC / water heater allowance provides specific funding for equipment items located in the Association and subsidiary facilities. The 2025-2026 allowance includes funding to replace the roof of the Administration Building.

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

The 2024-2025 project list included \$300,000 to replace the Lakeside Building. A general floor plan was established to include work-out space for this equipment, office-style workspaces with internet and printer access, and some general multi-use space within the facility. This information was presented to an engineering firm to determine a preliminary cost estimate for a 2100 to 2300 square foot facility. Using actual cost data from the Nature Center / Bait Shop project in 2017, an updated estimate of about \$650,000 was provided. The budgeted total of \$676,000 includes a 4% inflation factor. The Board of Directors will be presented with a contract to refine the details, obtain bids, with plans to begin construction in the late spring of 2025.

The other major expenditure planned for 2025-2026 is a complete replacement and upgrade to the mechanical systems running the Pool 1 operations. Estimated costs for these improvements were provided and totaled about \$625,000. These systems were installed in the early 1990s and are approaching 30 years in useful life. These improvements are incorporated into a broader plan for our aquatic facilities. With Pool 2 showing its age at about 50 years old, we want to complete the mechanical systems at Pool 1 before beginning construction to replace the Pool 2 facility. Scheduled improvements to Pool 1 are targeted to begin after the 2025 swimming season ends. Construction to replace the Pool 2 facility is targeted to begin in the fall of 2026 with a tentative re-opening date of July 1, 2027.

Account Number	Water and Sewer System Projects Recommended to Proceed	2024-2025 Projected Cost	Per Lot Cost	
Furniture & Equipment				
82935	Digital Push Camera	\$11,000.00	\$1.85	A
82980	Computer & SCADA System Upgrades - Annual	\$14,100.00	\$2.37	
Treatment, Distribution and Collection Assets				
85925	Pumping Equipment - Annual Allocation	\$28,000.00	\$4.70	
Water System Assets				
86944	HMO Equipment - LMI Pump	\$2,700.00	\$0.45	
86944	HMO Equipment - LMI Pump	\$2,700.00	\$0.45	
Mains, Manholes and Hydrants				
87900	Water Main Annual Allocation	\$27,000.00	\$4.53	
87910	Sewer Main Annual Allocation	\$40,500.00	\$6.80	
88000	Professional Services Annual Allocation	\$50,000.00	\$8.39	↑
Initial amount \$224,900		\$176,000.00	\$29.54	↓

W&S System Projects

The following list provides information on our W&S system projects. During this year's process one item was postponed within the plan from the initial list showing estimated expenditures of \$224,900. The updated list includes 8 projects with one item increased and one project added for a total projected budget of \$176,000. The following comments provide additional information on the items recommended for FY 2025-2026.

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

The current digital push camera can no longer be serviced, and a new camera system is needed.

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

New Projects

The 2025-2026 budget includes five new projects which are recommended by the Committees and supported by the Board of Directors in this year's process. One project was increased, and two projects were added to the list for consideration in FY 2025-2026. The projected costs total \$55,100 and includes the following items.

A boat pier will be added at Sunset Lake. Shade structure and/or structures will be added outside the Rec-Plex. A bleacher will be added and located for use at the Nature Center. A beverage machine accepting card only payments at the laundromat. And the telehandler work platform for improved safety with maintenance and resource projects.

Account Number	Description of new projects to be included Recommended to Proceed / Consider	2025-2026 Projected Cost	Per Lot Cost	
22603	Boat Pier - Sunset Lake	\$6,000.00	\$1.01	↑
23201	Shade Structures - Rec-plex area	\$29,400.00	\$4.93	
23202	Bleacher for NC	\$5,200.00	\$0.87	
24201	Beverage Machine - Laundromat	\$11,000.00	\$1.85	A
24202	Telehandler Work Platform	\$3,500.00	\$0.59	A
Initial amount \$40,000		\$55,100.00	\$9.25	↑

Future Projects

The Association's capital asset plans have been updated and include funding for five projects. We have included funding for an EZ Dock kayak launch to be located at Bass Lake. We have also allocated funding for consideration to add concrete boat launches at Pine, Sunset, and Bluegill Lakes. These projects are under consideration in FY 2026-2027 and total about \$30,600. We have also included funding in FY 2028-2029 to enclose the activated sludge plant located at the sewer plant within a building structure for an estimated cost of about \$400,000.

Reserve Funds

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

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

So, last year we forewarned the Board of Directors and the Membership that we have a significant number of aging assets needing attention over the next 15 to 20 years. This includes the Pool 1 and Pool 2 facilities, our road systems, and many aspects of our water and sewer system operations. The Pool 2 facility and the wastewater treatment system were prioritized from these projects, requiring attention within the 5-year timeline. Engineering firms were contacted and updated cost estimates have been received to replace the pool 2 facility and make major improvements to the wastewater treatment processes. The financial information provided has adversely impacted our reserve plans and are the main contributors to recommending future increases to assessments.

Also noted last year, the good news is we have some time to work toward solutions that should allow us to address needed improvements while also working to maintain the integrity of our reserve planning processes.

The following schedule shows the progression of the reserve planning process in this budget process by comparing projected impacts through FY 2037-2038. The balances used for comparison are provided as of March 31, 2038. They are projections with controlled inputs intended to show how they impact future totals. The actual results will vary from the projections and the totals are subject to change. (See disclaimer at the end of this report)

Annual Budget Report – Approved March 2024 – projected reserves on March 31, 2038.

Association Reserves = \$14,546,364 / 33.70% Water & Sewer Reserves = \$2,727,356 / 18.61%

Annual Audit Report – Accepted August 2024 – projected reserves on March 31, 2038

Association Reserves = \$15,240,911 / 35.09% Water & Sewer Reserves = \$2,862,767 / 19.53%

Preliminary FY 2025-2026 – updated projections with following impacts Replacement costs on the bobtail LP trucks – increased by about \$74,000

- Projected increases associated with IT updates and upgrades – about \$230,000 over 15 years.
- Pool 1 mechanical systems, building structure, and Pool 1 facility – increased about \$1.8 million.
- Pool 2 bathhouse, mechanical systems, and Pool 2 facility – increased about \$2.4 million.
- Pool 2 bathhouse and mechanical system structure – moved up 24 years to match Pool 2 facility schedule.
- About \$4 million in road improvements pushed back 5-7 years.

Association Reserves = \$5,339,500 / 13.64% Water & Sewer Reserves = \$2,254,050 / 15.71%

Budget workshop recommendation – increased future assessments – Plan #3

Association Reserves = \$10,866,243 / 27.76% Water & Sewer Reserves = \$2,563,100 / 17.86%

Additional adjustments needed for water and sewer system projects

- Phase one improvements – Lagoon Rehab in FY 2026-2027 = \$700,000
- Phase two improvements – Activated Sludge Plant Rehab in FY 2028-2029 = \$2,100,000
 - » Add a building structure to enclose plant = \$400,000
- Phase three TBD from FY 2031-2032 to 2034-2035 = \$200,000 to \$800,000
- Requires permitting from the EPA.
- Removed automatic backwash filters from the replacement schedule = About a \$1.7M reduction in the plan.
- Reminder – underground water and sewer assets are not scheduled in the reserve fund as determining useful life is not possible for these assets. The annual allocation process is used to cover repairs and smaller replacement work. When larger projects are identified, they are added to the project plan.

Association Reserves = \$9,177,095 / 23.38% Water & Sewer Reserves = \$696,465 / 5.31%

Post budget workshop recommendation – additional increases to future assessments – Plan #2

Association Reserves = \$10,361,924 / 26.39% Water & Sewer Reserves = \$2,098,033 / 15.98%

Concluding comments and considerations:

- Covers planned expenditures and projects reserves more than \$12M.
- Percent funded levels do not meet the budget objective of remaining at least 30% funded.
- Further increases may be needed as major renovation / replacement project costs are updated.

Fiscal Year Beg. April	Association Assets				Water & Sewer Assets			
	March 31, 2024		Recommended Plan #2		March 31, 2024		Recommended Plan #2	
	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded
2023-24	\$12,612,710		\$12,612,710		\$3,355,000		\$3,355,000	
2024-25	\$12,323,723	77.13%	\$12,617,958		\$3,557,320	77.62%	\$3,496,622	
2025-26	\$12,777,461	67.00%	\$11,543,760	68.96%	\$3,679,340	64.13%	\$3,667,542	71.11%
2026-27	\$12,834,213	60.83%	\$7,778,638	47.22%	\$3,839,406	56.70%	\$3,156,402	52.29%
2027-28	\$13,284,828	57.45%	\$8,943,586	45.63%	\$3,316,625	46.53%	\$3,405,900	46.74%
2028-29	\$12,143,267	51.03%	\$9,179,609	41.77%	\$3,394,185	42.43%	\$1,031,766	16.25%
2029-30	\$13,257,741	50.80%	\$11,236,168	44.45%	\$3,631,473	40.06%	\$1,309,922	17.77%
2030-31	\$13,396,014	48.37%	\$12,460,967	44.29%	\$3,661,347	36.75%	\$1,375,181	16.76%
2031-32	\$13,770,004	45.89%	\$11,576,677	39.43%	\$4,078,358	36.55%	\$1,684,265	18.32%
2032-33	\$15,052,643	46.07%	\$13,247,159	40.94%	\$4,155,113	34.46%	\$1,611,119	16.49%
2033-34	\$14,843,662	43.47%	\$12,917,727	38.33%	\$4,650,905	34.67%	\$2,154,046	19.60%
2034-35	\$14,831,768	40.95%	\$11,230,755	32.94%	\$5,166,075	34.80%	\$2,718,396	22.15%
2035-36	\$14,751,868	38.80%	\$10,558,307	30.18%	\$5,991,706	36.68%	\$3,595,338	26.42%
2036-37	\$14,980,802	36.99%	\$9,742,453	26.93%	\$6,857,847	38.30%	\$4,514,714	30.06%
2037-38	\$15,240,911	35.09%	\$10,361,924	26.39%	\$2,862,767	19.53%	\$2,098,033	15.98%
2038-39			\$11,977,842	27.96%			\$1,545,923	11.95%
Averages	\$13,820,636	49.99%	\$10,911,112	39.67%	\$4,203,033	42.80%	\$2,419,182	27.28%

Future Assessment Plans

As noted in the prior section, future assessment plans have been increased largely based on the financial impact of major improvement projects that need to be addressed within the next five years. The following points show how the future assessment projections have changed through this budget process.

- Annual Budget Report - March 2024 (\$155 / \$160 / \$170 / \$170) / (\$160 / \$160 / \$160 / \$145)
 - » FY 2026-2027 thru FY 2028-2029 = \$1,650 (10.37% * 3.46%/yr) / \$1,535 (11.64% * 3.88%/yr)
 - » FY 2029-2030 thru FY 2031-2032 = \$1,810 (9.70% * 3.23%/yr) / \$1,695 (10.42% * 3.47%/yr)
 - » FY 2032-2033 thru FY 2034-2035 = \$1,980 (9.39% * 3.13%/yr) / \$1,855 (9.44% * 3.15%/yr)
 - » FY 2035-2036 thru FY 2037-2038 = \$2,150 (8.59% * 2.86%/yr) / \$2,000 (7.82% * 2.61%/yr)
- Preliminary FY 2025-2026 Recommendation (\$200 / \$180 4x) / (\$200 / \$180 / \$170 / \$160 / \$180)
 - » FY 2026-2027 thru FY 2028-2029 = \$1,695 (13.38% * 4.46%/yr) / \$1,575 (14.55% * 4.85%/yr)
 - » FY 2029-2030 thru FY 2031-2032 = \$1,875 (10.62% * 3.54%/yr) / \$1,755 (11.43% * 3.81%/yr)
 - » FY 2032-2033 thru FY 2034-2035 = \$2,055 (9.60% * 3.20%/yr) / \$1,925 (9.69% * 3.23%/yr)
 - » FY 2035-2036 thru FY 2037-2038 = \$2,235 (8.76% * 2.92%/yr) / \$2,085 (8.31% * 2.77%/yr)
 - » FY 2038-2039 thru FY 2040-2041 = \$2,415 (8.05% * 2.68%/yr) / \$2,265 (8.63% * 2.88%/yr)
- Budget Hearing FY 2025-2026 Recommendation (\$200 / \$200 4x) / (\$200 / \$200 / \$180 / \$175 / \$195)
 - » FY 2026-2027 thru FY 2028-2029 = \$1,695 (13.38% * 4.46%/yr) / \$1,575 (14.55% * 4.85%/yr)
 - » FY 2029-2030 thru FY 2031-2032 = \$1,895 (11.80% * 3.93%/yr) / \$1,775 (12.70% * 4.23%/yr)
 - » FY 2032-2033 thru FY 2034-2035 = \$2,095 (10.55% * 3.53%/yr) / \$1,955 (10.14% * 3.38%/yr)
 - » FY 2035-2036 thru FY 2037-2038 = \$2,295 (9.55% * 3.18%/yr) / \$2,130 (8.95% * 2.98%/yr)
 - » FY 2038-2039 thru FY 2040-2041 = \$2,495 (8.71% * 2.90%/yr) / \$2,325 (9.15% * 3.05%/yr)

Woodhaven Association						
Assessment Plan Comparisons - March 2024 to October 2024						
Fiscal Year	Lots With Sewer Service			Lots Without Sewer Service		
	Plan 3/31/2024	Plan #2 Amended	Change	Plan 3/31/2024	Plan #2 Amended	Change
2017-2018	1,230	1,230	0	1,105	1,105	0
2018-2019	1,230	1,230	0	1,105	1,105	0
2019-2020	1,230	1,230	0	1,105	1,105	0
2020-2021	1,360	1,360	0	1,235	1,235	0
2021-2022	1,360	1,360	0	1,235	1,235	0
2022-2023	1,360	1,360	0	1,235	1,235	0
2023-2024	1,495	1,495	0	1,375	1,375	0
2024-2025	1,495	1,495	0	1,375	1,375	0
2025-2026	1,495	1,495	0	1,375	1,375	0
2026-2027	1,650	1,695	45	1,535	1,575	40
2027-2028	1,650	1,695	45	1,535	1,575	40
2028-2029	1,650	1,695	45	1,535	1,575	40
2029-2030	1,810	1,895	85	1,695	1,775	80
2030-2031	1,810	1,895	85	1,695	1,775	80
2031-2032	1,810	1,895	85	1,695	1,775	80
2032-2033	1,980	2,095	115	1,855	1,955	100
2033-2034	1,980	2,095	115	1,855	1,955	100
2034-2035	1,980	2,095	115	1,855	1,955	100
2035-2036	2,150	2,295	145	2,000	2,130	130
2036-2037	2,150	2,295	145	2,000	2,130	130
2037-2038	2,150	2,295	145	2,000	2,130	130
2038-2039		2,495			2,325	
2039-2040		2,495			2,325	
2040-2041		2,495			2,325	

The schedule provided includes information on the net changes made from the Annual Budget Report approved earlier this year in March to the current recommendation titled as Plan #2 in the FY 2025-2026 Budget Process.

The schedule provided on the following page provides information on Woodhaven's assessment history from 2008 when the water and sewer system assets were purchased by the Association. This schedule has been modified from past reporting to show all operating assessments in one column and all restricted assessments in one column.

The brighter highlighted years in the restricted column are years with funding allocated to cover costs occurring from the tornado in 2015.

Woodhaven Association									
Long-Range Assessment Plans Based on Plan #2 with 25/26 Budget Adjustments									
Fiscal Year	With Sewer		Total Assmt.	Percent Change	Without Sewer		Total Assmt.	Percent Change	
	Operating	Restricted			Operating	Restricted			
2008-2009	607	443	1,050		568	297	865		
2009-2010	617	433	1,050	0.00%	578	287	865	0.00%	
2010-2011	621	429	1,050	0.00%	582	283	865	0.00%	
2011-2012	617	503	1,120	6.67%	578	374	952	10.06%	
2012-2013	653	467	1,120	0.00%	614	338	952	0.00%	
2013-2014	670	450	1,120	0.00%	631	321	952	0.00%	
2014-2015	695	475	1,170	4.46%	655	345	1,000	5.04%	
2015-2016	724	446	1,170	0.00%	682	318	1,000	0.00%	
2016-2017	759	411	1,170	0.00%	716	284	1,000	0.00%	
2017-2018	793	437	1,230	5.13%	749	356	1,105	10.50%	
2018-2019	801	429	1,230	0.00%	757	348	1,105	0.00%	
2019-2020	833	397	1,230	0.00%	788	317	1,105	0.00%	
2020-2021	965	395	1,360	10.57%	919	316	1,235	11.76%	
2021-2022	1,012	348	1,360	0.00%	965	270	1,235	0.00%	
2022-2023	1,084	276	1,360	0.00%	1,036	199	1,235	0.00%	
2023-2024	1,126	369	1,495	9.93%	1,078	297	1,375	11.34%	
2024-2025	1,157	338	1,495	0.00%	1,108	267	1,375	0.00%	
2025-2026	<u>1,205</u>	<u>290</u>	1,495	0.00%	<u>1,156</u>	<u>219</u>	1,375	0.00%	
2026-2027	<u>1,252</u>	<u>443</u>	<u>1,695</u>	13.38%	<u>1,202</u>	<u>373</u>	<u>1,575</u>	14.55%	
2027-2028	<u>1,287</u>	<u>408</u>	<u>1,695</u>	0.00%	<u>1,237</u>	<u>338</u>	<u>1,575</u>	0.00%	
2028-2029	<u>1,339</u>	<u>356</u>	<u>1,695</u>	0.00%	<u>1,288</u>	<u>287</u>	<u>1,575</u>	0.00%	
2029-2030	<u>1,394</u>	<u>501</u>	<u>1,895</u>	11.80%	<u>1,343</u>	<u>432</u>	<u>1,775</u>	12.70%	
2030-2031	<u>1,441</u>	<u>454</u>	<u>1,895</u>	0.00%	<u>1,389</u>	<u>386</u>	<u>1,775</u>	0.00%	
2031-2032	<u>1,491</u>	<u>404</u>	<u>1,895</u>	0.00%	<u>1,439</u>	<u>336</u>	<u>1,775</u>	0.00%	
2032-2033	<u>1,543</u>	<u>552</u>	<u>2,095</u>	10.55%	<u>1,490</u>	<u>465</u>	<u>1,955</u>	10.14%	
2033-2034	<u>1,593</u>	<u>502</u>	<u>2,095</u>	0.00%	<u>1,540</u>	<u>415</u>	<u>1,955</u>	0.00%	
2034-2035	<u>1,647</u>	<u>448</u>	<u>2,095</u>	0.00%	<u>1,593</u>	<u>362</u>	<u>1,955</u>	0.00%	
2035-2036	<u>1,697</u>	<u>598</u>	<u>2,295</u>	9.55%	<u>1,643</u>	<u>487</u>	<u>2,130</u>	8.95%	
2036-2037	<u>1,749</u>	<u>546</u>	<u>2,295</u>	0.00%	<u>1,694</u>	<u>436</u>	<u>2,130</u>	0.00%	
2037-2038	<u>1,799</u>	<u>496</u>	<u>2,295</u>	0.00%	<u>1,744</u>	<u>386</u>	<u>2,130</u>	0.00%	
2038-2039	<u>1,857</u>	<u>638</u>	<u>2,495</u>	8.71%	<u>1,801</u>	<u>524</u>	<u>2,325</u>	9.15%	
2039-2040	<u>1,912</u>	<u>583</u>	<u>2,495</u>	0.00%	<u>1,856</u>	<u>469</u>	<u>2,325</u>	0.00%	
2040-2041	<u>1,974</u>	<u>521</u>	<u>2,495</u>	0.00%	<u>1,917</u>	<u>408</u>	<u>2,325</u>	0.00%	
Entire Schedule				2.84%					3.26%
From FY 2023-2024				3.55%					3.71%

Conclusion

The information presented in this report meets most of the budget objectives established by the Board of Directors in September. We are providing relative stability with assessments at increased levels and should be able to continue meeting this objective within the updated plans. As noted, we have some challenging times ahead as several capital improvement increases have impacted reserve plan estimates, resulting in projected balances falling below the 30% funded objective. While this presents a financial challenge for the current Board of Directors, administration, and Membership, we are thankful to have significant reserves available to help us work through these challenges. As we work to catch up and, perhaps, get ahead of the inflationary impacts associated with recent economic activities, we believe favorable variances can be achieved with proper planning and forecasting of expenditures. Our objectives remain as they have always been, to establish and set realistic and achievable budgets that allow us to provide the same or better services for our Membership. When we do accomplish favorable variances, these variances are reinvested within the Association to help us maintain assessment stability for our Owners.

This budget plan provides funding to cover increasing costs for operations and capital projects, and debt financing, while managing and working to protect the reserves needed for our future. We have confidence in the established processes and with our ability to adjust to updated information and the challenges that may be presented from this information. By monitoring the Association's financial activities and focusing on the fiduciary responsibilities we have to this organization, we will continue to provide our Members with the services they desire and expect to receive from the Woodhaven Association.

Disclaimer: The information provided in this document is based on estimates, projections, and other calculations made by the administration of the Association (its Management, Board of Directors, and Committee Members). This information represents our best efforts in projecting the future needs of the Association. However, we know the actual results will vary from the estimates provided and it is possible future variations could be material. For this reason, the information and conclusions given in this report are subject to change and may be materially adjusted by the future administrations of this Association.

For More Information

Copies of the 2025-2026 budget information can be reviewed at the Association Office. If you plan on viewing the information at the Association Office, please call to schedule an appointment. The budget will also be posted on the Association's website and will be available on the password protected pages provided for our Property Owners. In addition, Property Owners interested in obtaining more information on this process are encouraged to attend Board, Finance and Facilities Planning Committee Meetings.



Dear Woody



“Dear Abby,” “Dear Prudence,” “Ask Elaine,” and even our own gone-but-not-forgotten “Help from Benny.” Whomever you ask, advice columns are a popular outlet to submit a somewhat anonymous question, comment, or suggestion. The Communications Committee has decided to revive the advice column format within the *Woodhaven News* as “Dear Woody.”

You can ask “Woody” anything Woodhaven related! A submission form is available on the Owners’ side of the website (under “Forms”) and on the app. The Communications Committee will publish a response to your submission in the next available *Woodhaven News*.

Snow & Ice Control Procedures

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

Woodhaven News Classified Ad Request

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

Mail this form to:

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

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

*All ads must be prepaid

*Businesses may not place classified ads

Please run this ad for the months of: _____

Amount enclosed: \$ _____

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



Sal Bayron
Realtor® Broker
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SBayron@sbcglobal.net
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zillow.com | trulia.com

www.facebook.com/WoodhavenLakesRealty

BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their October 16th, 2024, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the November 12th meeting.

1. Motion was made to approve the September 24, 2024 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the September 24, 2024 – Board of Directors’ Executive Meeting Minutes. Motion passed unanimously.
3. Motion was made to accept the October 5, 2024 – ESAC Board of Review recommendations as written. Motion passed unanimously.
4. Motion was made to accept the October 5, 2024 – Public Safety Board of Review recommendations as written. Motion passed unanimously.
5. Motion was made to temporarily suspend privileges for Section 22 Lot 96 until membership paperwork has been completed. Motion passed unanimously.
6. Motion was made to accept the recommendations from the Finance and Facilities Planning Committees with an amendment to increase the plan by \$200 each assessment cycle and include the Lakeside building project. Motion passed unanimously.

NOTES FROM THE COMMUNICATIONS COMMITTEE

- **Reminder - Public Safety has begun lot to lot checks**
- **Happy Holidays!**
- **Passes left at the gate will be taken to the Administration Office December 1.**

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.

DECEMBER

11th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.

JANUARY

14th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.

28th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.

FEBRUARY

11th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.

25th Board of Directors’ Meeting, NIU Naperville Campus 7:00 p.m.

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

Christmas in the Cabin

Nov. 20 - 23, Handmade Snowmen, Santas, Grape Vine Trees, and More!

Nov 20, 4 p.m. - 8p.m. | Nov 21 & 22, 9 a.m. - 7 p.m.
Nov 23, 9 a.m. - 2 p.m.

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WELCOME NEW PROPERTY OWNERS - OCTOBER

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

Sec/Lot	Name	City/State
1/50	ROBERT SMITH	GLENWOOD IL
1/95	REYNALDO CARRASQUILLO	RACINE WI
1/95	JARITZA E HERNANDEZ	RACINE WI
1/99	LOURDES & JOSE ARROYO	ROCHELLE IL
2/187	NANCY GARCIA-MORENO	TINLEY PARK IL
3/46	CARLTON & CHARLENE HUGHES	CHICAGO IL
3/236	DEBRA FRANCISCO	CRYSTAL LAKE IL
5/10	EFRAIN & ROSALIA MERINO	MELROSE PARK IL
5/55	ROBERT SHEARER	CALUMET CITY IL
7/115	KEVIN & STEPHANIE MIKKELSON	ESMOND IL
8/91-2	WADE & LAURA HAYMOND	PLAINFIELD IL
10-87	DEREK & ERIN LUEDEMANN	ELGIN IL
10/268	GINA CARUSO	NILES IL
11/160	RACHAEL STACY & DENNIS PRILL	LEMONT IL
11/321	ROBERT & WENDY ENGLER	GENOA IL
14/61-2	QUENTIN LOVE	CHICAGO IL
15/127	DONALD & PEGGY REICHENBACH	MAPLE PARK IL
16/140	CHARLES & MICHELLE SANDERS	BERWYN IL
17/288	JOSE ANTONIO VALADEZ-VAZQUEZ	ELMWOOD PARK IL
17/288	CECILIA TERESA ONOFRE	ELMWOOD PARK IL
18/100	CLARISSA BONILLA & ROBERTO RODRIGUEZ	CHICAGO IL
19/55-6	IRA BERRIER & JENNIFER CARUSO	ELMWOOD PARK IL
22/27	CHARLES & NICOLE WEBB	AURORA IL
27/13	MAGDALENA POMPA RAMIREZ	CHICAGO IL
27/20	KENT LEWIS	ASTORIA NY
28/136	JOSE & LYDIA RIVERA	CHICAGO IL
29/255	CHRIS & ELIZABETH FEATHERSTONE	FORSYTH IL

REGISTERED SEX OFFENDER LIST

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

SECTION REPRESENTATIVES & ALTERNATES

SECT.	REP.	LOT	ALTERNATE	LOT
Sect. 1	Nancy Nieslawski	15		
Sect. 2	Pat Sirbas	278-279	Jane Elliott	215-216
Sect. 3	Maria Dellegrazio	68	Judy Gonzalez	91
Sect. 4	Gregg Swanstrom	183	Pamela Smith	127
Sect. 5	Pat Looby	402	Dale Fildes	290
Sect. 6	Michael Flanigan	6		
Sect. 7	Karen Larson	194	Lee Patterson	6-7
Sect. 8	Linda Smith	31	Mary Muir	29-30
Sect. 9	Jack Meyers	88-90		
Sect. 10	Bob Palatine	284-285	Tony Lona	219
Sect. 11	Rosa Galarza	69	John McCarthy	37
Sect. 12	Heather Hansen	48		
Sect. 13	Missy Silfies	50		
Sect. 14	Lee Campbell	89		
Sect. 15	Nancy Jackson	104	Elaine Ayres	61
Sect. 16	Ernest Mitchell	79-80	Rich Ziegenfuss	132-134
Sect. 17	Darlene Singleton	8	Diana Fontanez	247
Sect. 18	Rosemary Colness	18		
Sect. 19				
Sect. 20	Anthony Sarullo	20	Mike Connelly	31-32
Sect. 21	Shaunta Stocking	251-252	Joe Sedevic	36
Sect. 22	Kathy Brush	153	Kim Gibas	104
Sect. 23	Brenda Kriss	104-105	Rita Olsen	48
Sect. 24	Laurie Picha	9-11	Phyllis Sippel	126
Sect. 25	Ryan Davidson	125	Kurt Benda	114
Sect. 26	Jacqueline Foulk	1		
Sect. 27	Donna Sportun	94		
Sect. 28				
Sect. 29	James Robinson	31	Arthur Orsini	37

ESAC CITATIONS - OCTOBER

Sec/Lot	Violation
1/53	Building materials - blocks
1/119	Reg on SMV expired 5/31/24; bldg. mat - blocks, timbers
2/217	Registration on SMV expired 7/31/24
2/224	RV cord plugged into extension cord; no gasket on flex line
3/6	RV seams open; RV awning damaged
3/76	Building materials - blocks, bricks, lumber, vinyl pieces
5/7	Exposed wires to lights; rotten wood on shed
5/14	Skirting missing from RV/deck; deck not set; exposed wire
6/87	Building materials: blocks, lattice, bricks, plywood, vinyl pcs
7/79	Conduit sticking out of room walls
9/35	Damaged shingles on shed; bldg. mat - shingles, blocks
10/116	Registration on SMV not visible
10/221	Rotten wood on RV window trim/shed trim; holes in shed roof
11/113	RV cord plugged into adapter; extension cord - NEMA to shed
11/156	Broken window on RV
11/198	No permit for RV; bldg. materials - PVC pipes
11/205	RV awning damaged
11/271	Wood pile, table, chairs and boat over property line
12/16	Building materials - blocks
12/18	Tree on shed; building materials - blocks
12/53	RV pad retaining wall deteriorated; sewer line separated
13/135	Failure to remove hazardous fencing
13/135	Wildlife deterrent fencing not removed by 10/1; over 36" height
14/53	Building materials - lumber, railroad ties
15/114	Canvas enclosing overhead; no registration on SMV/moped
15/120	Building materials - blocks
15/162	RV less than 15' from front line; rotten wood on door trim
16/156	Room damaged by fallen tree limb; damaged antenna
16/157	Rotten wood on shed
16/158	RV damaged by fallen tree limb; patch taped to shed
16/159	Damaged PVC sewer line; inappropriate storage of tire
17/29	No registration on truck
17/76	Building materials - landscape timbers
17/78	Vinyl on RV door loose; exposed wires; broken outlet
18/93	Removal of one tree from 18/92 without permit
19/53	Rotten wood on room window trim; expired reg on SMV
21/9	Registration on motor RV expired 12/31/23
23/118	Open at top of shed door
24/91	Registration on SMV not visible
25/97	No permit to repair shed roof; no faceplate in meter box
25/146	Bottom trim missing from RV door
26/240	Shed roof deteriorated
26/248	Exposed wire over 248/249 line; screen door damaged
27/31	Building materials - lumber, PVC pipe
27/86	Hole in cap on sewer inlet
28/81	RV door damaged; roofs of room and shed deteriorated
29/127	Rotten wood on shed door trim
29/212	RV cord plugged into adapter/ext cord; over 400 sq ft patio

PUBLIC SAFETY CITATIONS - OCTOBER

Sec/Lot	Offender	Offense
5/254	Guest	Open containers, alcohol
5/185	Guest	Speeding 34 mph in posted 20 mph zone
5/185	Guest	Expired vehicle registration
17/54	Owner	Malicious or deliberate acts to damage property
17/54	Owner	Failure to comply
26/24	Owner	Underage driver, no valid driver's license
28/48	Guest	Speeding 30 mph in posted 20 mph zone
29/43	Guest	Speeding 30 mph in posted 20 mph zone

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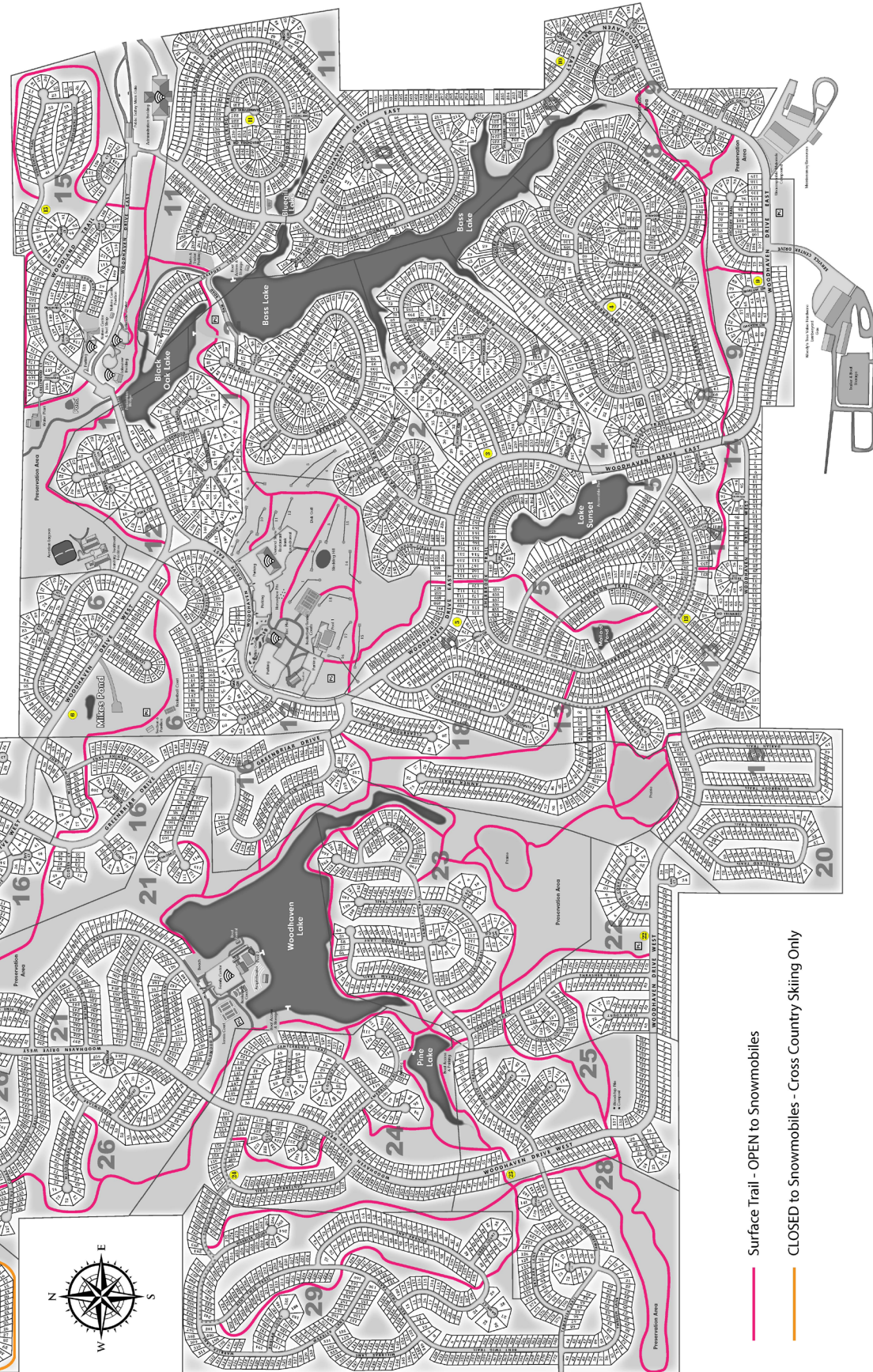


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AMAZING PEACE: A CHRISTMAS POEM

by Maya Angelou

Thunder rumbles in the mountain passes
 And lightning rattles the eaves of our houses.
 Flood waters await us in our avenues.
 Snow falls upon snow, falls upon snow to avalanche
 Over unprotected villages.
 The sky slips low and grey and threatening.
 We question ourselves.
 What have we done to so affront nature?
 Into this climate of fear and apprehension, Christmas enters,
 Streaming lights of joy, ringing bells of hope
 And singing carols of forgiveness high up in the bright air.
 The world is encouraged to come away from rancor,
 Come the way of friendship.
 It is the Glad Season.
 Thunder ebbs to silence and lightning sleeps quietly in the
 corner.
 Flood waters recede into memory.
 Snow becomes a yielding cushion to aid us
 As we make our way to higher ground.
 Hope is born again in the faces of children
 It rides on the shoulders of our aged as they walk into their
 sunsets.
 Hope spreads around the earth. Brightening all things,
 Even hate which crouches breeding in dark corridors.
 In our joy, we think we hear a whisper.
 At first it is too soft. Then only half heard.
 We listen carefully as it gathers strength.
 We hear a sweetness.
 The word is Peace.

It is loud now. It is louder.
 Louder than the explosion of bombs.
 We tremble at the sound. We are thrilled by its presence.
 It is what we have hungered for.
 Not just the absence of war. But, true Peace.
 A harmony of spirit, a comfort of courtesies.
 Security for our beloveds and their beloveds.
 We clap hands and welcome the Peace of Christmas.
 We beckon this good season to wait a while with us.

Implore you, to stay a while with us.
 So we may learn by your shimmering light
 How to look beyond complexion and see community.
 It is Christmas time, a halting of hate time.
 On this platform of peace, we can create a language
 To translate ourselves to ourselves and to each other.
 We jubilate the precious advent of trust.
 We shout with glorious tongues at the coming of hope.
 All the earth's tribes loosen their voices
 To celebrate the promise of Peace.
 We, Angels and Mortals, Believers and Non-Believers,
 Look heavenward and speak the word aloud.
 Peace. We look at our world and speak the word aloud.
 Peace. We look at each other, then into ourselves
 And we say without shyness or apology or hesitation.
 Peace, My Brother.
 Peace, My Sister.
 Peace, My Soul.

From all of us in the ESAC Department, we wish you a peaceful holiday season.

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 Major Credit Cards Accepted



December

MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
NOVEMBER												1	
M	T	W	Th	F	S	Su							
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							Deadline for Boat Removal from Lake Storage Areas	
2		3		4		5		6		7		8	
9		10		11		12		13		14		15	
		Board of Directors' Meeting 7pm NIU Conf. Center						North Pole Express Ends					
16		17		18		19		20		21		22	
23		24		25		26		27		28		29	
Association Office CLOSES at Noon		CHRISTMAS EVE Association Office CLOSED		CHRISTMAS									
30		31											
		NEW YEAR'S EVE											
				Through January 1st									
JANUARY													
M	T	W	Th	F	S	Su							
6	7	8	9	10	11	12							
13	14	15	16	17	18	19							
20	21	22	23	24	25	26							
27	28	29	30	31									

RECREATION & ACTIVITIES

North Pole Express

STARTING NOVEMBER 25TH

Parents! This is an opportunity for your child to receive their very own personalized letter from Santa Claus! Woodhaven's North Pole Express serves as a link between Woodhaven's Property Owners and the North Pole. The North Pole Express will begin accepting letters on November 20th. Simply mail your child's letter to:

Woodhaven Lakes Association

North Pole Express

P.O. Box 110

Sublette, Illinois 61367

Make sure your child's name, age and address, are included. More information about each child is also welcome, so that letters can be personalized. The more information provided; the easier it is for Santa to personalize! Deadline is December 13th. The popularity of this program has grown rapidly! Be sure to get your letters in early!

MARK YOUR CALENDARS

November 25th, 2024.....North Pole Express Opens

December 13th, 2024.....North Pole Express Closes

February 1st, 2025.....Cabin Fever Festival

April 12th, 2025.....Egg Celebration

April 26th-27th, 2025.....Spring Fling

May 25th-26th, 2025.....Memorial Day Weekend

July 5th-6th, 2025.....Independence Day Weekend

August 2nd-3rd, 2025.....Main Event Weekend

August 30th-Sept 1st, 2025.....Labor Day Weekend

October 11th-12th, 2025.....Fall Fest Weekend

October 25th, 2025.....Children's Halloween Party

October 26th, 2025.....Boohaven 5K/3K Race

JOKERS JOG 3K/5K

October 27, 24

Overall Finish List

Place Overall	Name	City	Bib No	Age	Gend	-----Total-----		Chip Diff	Pace
						Chip Time	Gun Time		
1	Joseph Egan	Oak Park IL	1984	18	M	21:03.1	21:03.1		6:47/M
2	Landon Arreola		1858	16	M	21:24.7	21:26.4	0:01.7	6:55/M
3	Chase Juergens		2234	14	M	21:49.4	21:49.4		7:02/M
4	Saul Silveyra		1988	32	M	22:21.9	22:24.9	0:03.0	7:14/M
5	Andrew Masciopinto		2387	29	M	22:33.0	22:35.6	0:02.6	7:17/M
6	Rachel Weyers		2386	28	F	22:54.7	22:56.8	0:02.0	7:24/M
7	Reed Michalek		1986	13	M	23:56.6	23:56.6		7:43/M
8	Nicolas almonaci		1883	29	M	24:15.5	24:20.1	0:04.6	7:51/M
9	Connor Toreson		1985	13	M	24:27.8	24:27.8		7:54/M
10	William Tworek		1851	62	M	24:45.6	24:51.4	0:05.7	8:01/M
11	Tyler Bentley		1992	21	M	25:13.3	25:19.4	0:06.1	8:10/M
12	Leo Zepeda		1996	11	M	26:10.1	26:17.3	0:07.1	8:29/M
13	Olivia Contreras Balinus		1859	15	F	26:42.5	26:47.1	0:04.5	8:38/M
14	Chuck Spellman		2239	38	M	27:35.0	27:45.9	0:10.9	8:57/M
15	micki meersman	Geneva IL	1882	42	F	28:42.9	28:54.5	0:11.5	9:20/M
16	Mary Beth Potthoff	Peru IL	2385	65	F	28:55.0	29:01.4	0:06.3	9:22/M
17	Rhya meeker		1886	11	F	29:16.0	29:16.0		9:26/M
18	Rwan Velazquez		2236	30	F	29:38.3	29:42.7	0:04.4	9:35/M
19	Cooper Vitiritti		1850	13	M	30:48.9	30:55.9	0:07.0	9:59/M
20	Iololetta galadyk		1857	44	F	31:07.9	31:11.4	0:03.5	10:04/M
21	Erin Vitiritti		1849	40	F	32:15.9	32:22.7	0:06.8	10:27/M
22	Bob Zeglis	SPRING VALLEY IL	2245	69	M	32:55.5	32:58.5	0:03.0	10:38/M
23	Gerilyn Stockey	Oswego IL	1989	45	F	33:01.1	33:14.2	0:13.0	10:43/M
24	Janine Sobin	Spring Valley IL	2242	62	F	33:14.7	33:21.1	0:06.4	10:46/M
25	Ethan Bucher		1993	24	M	33:26.0	33:35.7	0:09.7	10:50/M
26	Patrick Egan	Oak Park IL	1983	69	M	33:38.5	33:40.1	0:01.6	10:52/M
27	Ricardo Perez		1856	56	M	34:05.8	34:12.4	0:06.5	11:02/M
28	Cecilia Pineda		1861	45	F	35:28.2	35:31.9	0:03.6	11:28/M
29	Thomas Curatolo		1860	33	M	35:28.5	35:32.0	0:03.4	11:28/M
30	Rosanne Abbott		2243	61	F	35:52.6	35:59.4	0:06.7	11:37/M
31	Kylee Stockey	Franklin Park IL	1990	16	F	36:33.7	36:47.1	0:13.4	11:52/M
32	Rogue meeker		1884	9	M	37:03.9	37:03.9		11:57/M
33	Aurelio Romero		2237	26	M	37:37.9	37:43.4	0:05.5	12:10/M
34	Cynthia Barrera		2238	26	F	37:38.1	37:43.7	0:05.5	12:10/M
35	Mary Polak		1854	51	F	37:39.8	37:59.0	0:19.1	12:15/M
36	Tianna Jogic		1878	29	F	38:25.3	38:34.3	0:08.9	12:27/M
37	Bridget Diversey		1853	54	F	38:27.9	38:47.4	0:19.5	12:31/M
38	Theresa Hart		2246	65	F	38:46.1	38:56.0	0:09.9	12:34/M
39	Aaron Diaz		1982	21	M	40:06.8	43:24.4	3:17.6	14:00/M
40	Clarissa Hernandez		1981	19	F	40:07.3	43:24.5	3:17.2	14:00/M
41	Allyson Pichardo		2231	13	F	40:52.7	40:54.7	0:01.9	13:12/M
42	Vanessa Silveyra		1987	28	F	41:04.6	41:11.9	0:07.3	13:17/M
43	Rachel Max	Morris IL	1979	31	F	41:16.8	41:23.1	0:06.2	13:21/M
44	Denise Nodal		1997	59	F	44:09.8	44:12.3	0:02.5	14:16/M
45	Christy Nodal		1998	44	F	44:10.4	44:12.8	0:02.4	14:16/M
46	Marsha Zeglis	Spring Valley IL	2244	69	F	44:19.1	44:29.9	0:10.8	14:21/M
47	Isaac Zepeda		1863	8	M	45:16.6	45:24.4	0:07.8	14:39/M
48	Jose Zepeda		1995	46	M	45:17.2	45:25.6	0:08.3	14:39/M
49	Melanie Gomez		1867	40	F	45:43.5	45:47.3	0:03.7	14:46/M
50	Gisela Castrejon		1862	45	F	45:43.6	45:47.4	0:03.8	14:46/M
51	erica perez		1888	41	F	46:23.4	46:31.4	0:08.0	15:00/M
52	Gracie Reynolds		1885	9	F	46:24.7	46:24.7		14:58/M
53	Zachary Merwitz		2247	10	M	46:32.2	46:36.7	0:04.4	15:02/M
54	Adam Merwitz		2248	41	M	46:35.6	46:39.6	0:03.9	15:03/M
55	Christian Chavez		1873	27	M	47:04.1	47:27.7	0:23.5	15:19/M
56	Laila Teran		1877	23	F	47:07.4	47:25.9	0:18.5	15:18/M
57	Joshua Chavez		1870	21	M	48:49.1	49:10.8	0:21.6	15:52/M
58	Vanessa Luecke		1869	23	F	48:49.5	49:11.1	0:21.6	15:52/M
59	vickie schwartz		1880	52	F	50:29.5	50:34.5	0:05.0	16:19/M
60	Dianne divelbiss	Des Plaines IL	1881	52	F	50:29.9	50:34.8	0:04.8	16:19/M
61	Michael chavez		1875	50	M	51:02.9	51:25.1	0:22.1	16:35/M
62	Emmanuel Chavez		1876	23	M	51:04.5	51:23.4	0:18.9	16:35/M
63	Marisa Chavez		1874	52	F	51:18.3	51:39.3	0:20.9	16:40/M
64	Rose Gonzalez		2388	63	F	51:52.9	51:52.9		16:44/M
65	Sue Mikrut	Franklin Park IL	2249	68	F	53:25.8	53:39.9	0:14.0	17:19/M
66	miguel perez		1887	43	M	53:31.6	53:40.5	0:08.8	17:19/M
67	Maddox Juergens		2235	16	M	53:32.6	53:32.6		17:16/M

BOOHAVEN FUN



2024 MEMORIAL TREE PLANTING IS COMPLETE!

We are so thankful to those who participated this year, and grateful to have a program in place that not only contributes to the reforestation of Woodhaven, but also memorializes so many of our loved ones who cherished their "happy place."

Memorial Trees have been planted in all 4 designated locations: along "Memorial Trail" at Pine Lake, common area in Section 29, Mike's Pond, and the Section 8/9 trail.

Information for 2025 Memorial Trees will be printed and shared in the spring.

We look forward to continuing to GROW this program for many years to come!



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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

- 6/15/2024 – The motion was made and approved “to follow through with obtaining a Deer Population Control Permit.”
- The motion was made and approved “to not wait for CWD confirmation then let the IDNR manage the situation.”
- The motion was made and approved “to follow through with neighboring landOwner/hunter incentives.”
- 7/20/2024 – The motion was made and approved “to approve the Deer Population Control Permit recommendation to the board.” This recommendation will be presented to the Board of Directors
- 8/25/2024 – The Board of Directors approved the Deer Management Committee recommendation to the board as written.
- 10/26/2024 – The committee met with members from Galena Territories to discuss their deer management program and some of the hurdles they overcame for a healthy deer population.

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

DEER MANAGEMENT MOVING FORWARD:

Local Land owners – Contact and discussions have been made with local land owners and hunt clubs. The Association remains in contact with them for accurate deer harvest numbers and any additional feedback that may be necessary.

Deer counts – Woodhaven staff will continue with their USDA approved route and deer counts this Fall/Winter. There are approximately 9 deer counts scheduled at this time. The counts will be added to the deer count summary chart.

Plant monitoring – Woodhaven staff will continue to monitor the deer exclusion structures throughout the seasons. They will continue doing a plant inventory of the structures.

Tree protection – Please refer to the rules and regulations for proper fencing and time frame it is allowed to be up.

IDNR 17 ILL. ADM. CODE – CH, I, SEC. 635.40 FEEDING OR BAITING OF WILDLIFE

It shall be illegal to make available food, salt, mineral blocks, or other products for ingestion by wild deer or other wildlife in areas where wild deer are present.

Woodhaven recommends bird feeders to be elevated at a minimum of 8 ft.

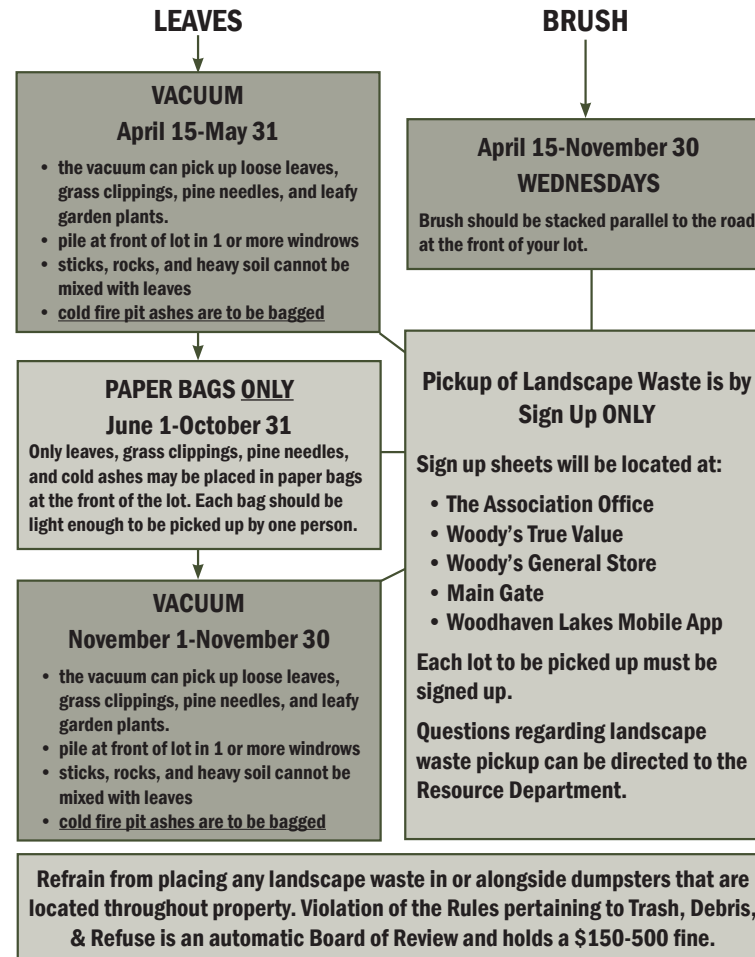
The Conservation Police Officer (CPO) can and will issue a citation if the above rule is not followed.

Please be aware that placing salt on driveways for any reason may result in feeding deer. This form of weed or snow control should be avoided if at all possible.

BOAT STORAGE ON LAKES:

Please make sure all boats have been removed from the lake storage areas by December 1st. There is no storage allowed during the months of December, January and February. All boats left at the lakes will be removed and stored. Fees for removal are \$50 plus \$25 per month it is stored. If the boat is not claimed, it may be auctioned off.

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



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.

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THE NATURALIST CORNER

alyssa rod, nature center coordinator



December is here which marks the end of 2024. What an amazing year! Our Nature Center staff had a wonderful time visiting with all of you through our programs, crafts, and daily visits. Reminisce with us on a few of our fun times shown below! The Nature Center will be closed for the winter, but we will be open for Cabin Fever in February, so stop by. Stay connected with us through the 'Woodhaven Lakes Nature Center' Facebook page. While we are closed, we will be working on all the amazing activities we are planning for 2025 including new programs, exhibits, and plenty of fun and unique crafts for all ages – so everyone look forward to the new year and a fun time in nature!



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815-582-2381
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REALTOR®
815-915-9353
tiffanyvanous@erbesrealty.com

Tonja Greenfield
REALTOR®
815-761-3220
tgreenfield@erbesrealty.com

Mark Schuemann
REALTOR®
815-677-6698
markschuemann@erbesrealty.com

Julie Grell
REALTOR®
815-590-6724
juliegrell@erbesrealty.com

OUR NEWEST WOODHAVEN LAKES LISTINGS

 Sec 2, Lot 191 - \$32,000	 Sec 2, Lots 243-244 - \$89,900	 Sec 5, Lot 387 - \$29,900	 Sec 7, Lot 198 - \$54,500	 Sec 14, Lot 29 - \$39,900	 Sec 15, Lot 108 - \$57,500
 Sec 17, Lot 174 - \$18,000	 Sec 17, Lot 175 - \$65,000	 Sec 22, Lot 160 - \$53,000	 Sec 2, Lot 156.....PENDING	 Sec 2, Lot 254.....PENDING	 Sec 2, Lot 8.....SOLD
			 Sec 3, Lots 46 & 47.....SOLD	 Sec 5, Lot 55.....SOLD	 Sec 8, Lot 92.....SOLD
			 Sec 5, Lot 133.....PENDING	 Sec 5, Lot 139.....CONTINGENT	 Sec 9, Lot 8.....PENDING
			 Sec 6, Lot 74.....SOLD	 Sec 8, Lot 91.....SOLD	 Sec 14, Lots 61 & 62.....SOLD
					 Sec 18, Lot 100.....SOLD
					 Sec 23, Lot 48.....PENDING
					 Sec 25, Lot 116.....PENDING

****Property status is as of November 1, 2024****

ALL OF OUR WOODHAVEN LAKES LISTINGS

Sec 1, Lot 115.....reduced...\$63,500	Sec 5, Lot 432.....\$45,000	Sec 10, Lot 133.....\$29,500	Sec 15, Lot 130..reduced..\$29,000	Sec 25, Lot 25.....\$79,900
Sec 2, Lot 16.....\$57,000	Sec 5, Lot 485.....\$39,000	Sec 10, Lot 181..reduced..\$113,000	Sec 15, Lot 184.....\$55,800	Sec 25, Lot 90.....\$29,900
Sec 2, Lot 191.....\$32,000	Sec 5, Lot 515.....\$82,500	Sec 11, Lot 119.....\$51,000	Sec 15, Lot 185.....\$65,000	Sec 26, Lot 120.....\$21,000
Sec 2, Lots 243-244.....\$89,900	Sec 6, Lot 7.....\$23,000	Sec 11, Lot 168..reduced..\$13,000	Sec 16, Lot 107.....\$66,500	Sec 26, Lots 181 & 182..\$69,900
Sec 2, Lot 251.....\$45,000	Sec 7, Lot 82.....\$45,000	Sec 12, Lot 23...reduced...\$36,000	Sec 17, Lot 44.....\$66,590	Sec 26, Lots 235 & 236..\$69,500
Sec 3, Lots 178 & 179.....\$55,000	Sec 7, Lot 187.....\$26,000	Sec 12, Lot 29.....\$19,900	Sec 17, Lot 158.....\$69,000	Sec 28, Lots 93 & 94.....\$77,000
Sec 3, Lot 229.....\$79,500	Sec 7, Lot 198.....\$54,500	Sec 12, Lots 58 & 59.....\$96,000	Sec 17, Lot 164.....\$24,500	Sec 28, Lot 122.....\$24,000
Sec 4, Lots 52 & 53.....\$88,000	Sec 8, Lot 7.....\$75,000	Sec 13, Lot 52.....\$44,500	Sec 17, Lot 174.....\$18,000	Sec 28, Lot 123.....\$24,000
Sec 4, Lot 155 ..reduced....\$26,500	Sec 9, Lot 6.....\$19,900	Sec 13, Lot 89.....\$27,000	Sec 17, Lot 175.....\$65,000	Sec 29, Lot 153.....\$28,000
Sec 4, Lot 199.....\$22,900	Sec 9, Lot 73.....\$19,900	Sec 13, Lot 100.....\$40,000	Sec 21, Lot 154..reduced..\$25,000	Sec 29, Lot 200..reduced \$24,900
Sec 5, Lot 50.....\$92,000	Sec 9, Lot 74.....\$42,000	Sec 14, Lot 17.....\$27,900	Sec 22, Lot 39.....\$34,900	
Sec 5, Lot 156.....\$39,500	Sec 9, Lot 128.....\$29,500	Sec 14, Lot 29.....\$39,900	Sec 22, Lot 160.....\$53,000	
Sec 5, Lot 387.....\$29,900	Sec 9, Lot 201.....\$52,900	Sec 14, Lot 92 ..reduced...\$18,250	Sec 24, Lot 22..reduced...\$67,000	
Sec 5, Lot 418.....\$89,900	Sec 10, Lot 19.....\$62,900	Sec 15, Lot 108.....\$57,500	Sec 25, Lots 2 & 3.....\$91,000	

Commercial Listings



10 N US Hwy 34, Mendota \$425,000
Great Business Opportunity! Google video online about Sip n Snack! Sip n Snack has been in Business for 50 years!



101 N Pennsylvania Ave, Sublette \$339,000
Calling all Investors! One of a kind- Turn key! Located on a busy highway! This is a restaurant/bar with Pizza delivery and eat in dining.



707 Freeport Rd., Sterling \$650,000
Johnny's Bar and Grill is a well-established and thriving bar and restaurant with a vibrant sports bar atmosphere, complete with a cozy fireplace, pool tables.

WOODY *TrueValue* HARDWARE



Woody 100# Cylinder Program Discontinued

As our 100# Woody LP cylinder program has officially been discontinued, we wanted to reiterate and clarify information regarding the replacement options available to customers. This information was also outlined in letters directed to our 100# customers this past year.

The discontinuance of the 100# Woody LP cylinder program is a result of changes to insurance coverage, age of the equipment, and liability issues with the handling of the cylinders. Service to these cylinders ceased as of October 14, 2024. These cylinders are the property of, and owned by Woody Inc; pickup of the Woody-owned cylinders is set to begin after the new year. Weather will be a factor in the progress of pick up, but the goal is to have all the cylinders collected by early Spring.

Replacement options include 120 gallon vertical or horizontal pig, single 40# cylinder, or double 40# cylinders (this is the most comparable option to the 100# cylinders). Replacement pricing will include cylinder purchase, fill, install (including any necessary parts), labor, delivery, and tax. For the most accurate pricing, and to discuss the best option based on your usage rate, please give us a call or stop in to the store.

While we no longer sell or exchange 100# cylinders, if you wish to purchase your own 100# cylinder elsewhere, we can fill them under the following guidelines ONLY:

- Owner must be present to disconnect their cylinder for a Woody's employee to pick up.
- Owner must also be present for delivery of filled cylinder. Once we verify an Owner is present, we will fill and deliver the cylinder back to the Owner.
- Upon delivery of filled cylinder, the Owner is responsible for reconnection of their cylinder. Woody's employees are no longer able to connect these cylinders.
- Current cost for this service is \$140 plus tax.

Alternatively, Owners who have purchased their own 100# cylinder can bring it to Woody's for a fill, as long as they have the means to transport the filled cylinder back to their property in an upright position, secured to their vehicle.

We are currently accepting work orders for 100# Woody cylinder replacements; these can be scheduled out to January 2025 if necessary.

As always, please contact us directly with any questions at 815-849-5107. You may also reach our LP managers, Jose and Chris, at the store number above or directly at 815-298-5720.

Thank you again for your continued service with Woody's LP, we appreciate your business and look forward to continuing our working relationship.

Woody's True Value and Woody's LP Service management,
Jonathan Quintana, Chris Tidmore, Jose Moreno, & Chris Miller



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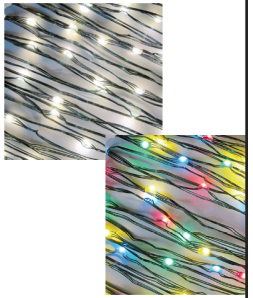
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12 pc. Reciprocating
Blade Set + Case R 104 073



19.99
YOUR CHOICE
Holiday
Wonderland®
200 ct. Mini LED Light
Set T 195 539, 540, 541

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

TV-AD-74588822

WOODY TrueValue Hardware
815-849-5107

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



Sale ends 12/31/24

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

Woodhaven Association
509 LaMoille Road, Box 110
Sublette, Illinois 61367-0110

PRST. STD
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815-849-5476

Please call for an appointment

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

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

www.facebook.com/WoodhavenLakesRealty

CLOSED

1/9	20/81
1/50	21/205
3/46-47	22/27
3/236	24/236
4/104	26/60
5/10	26/192
5/378	26/241-2
8/53	27/13
9/63	27/33
11/160	27/44
11/321-2	27/88-89
14/57	27/152
16/140	28/34
18/100	28/136
19/55-56	29/255
19/80	

NEW

2/131	\$79,500
3/29-30	\$66,500
3/58 -59	\$95,000
7/35-36	\$47,000
14/28	\$14,000
21/149	\$24,000
21/249	\$51,200
24/141	\$35,000
26/167	\$28,500
28/38	\$95,000
29/5	\$18,000

2/141-2	\$114,900	16/200	\$45,900
2/292	\$115,000	17/100	\$34,900
3/169	\$48,900	17/168	\$20,000
5/23	\$36,000	19/35	\$16,500
5/154	\$37,900	21/24	\$11,950
5/334	\$18,000	21/235	\$19,500
5/373	\$28,900	22/10	\$79,900
5/382	\$24,900	22/91	\$32,000
9/91	\$24,000	23/86-87	\$65,000
11/75	\$19,500	25/9	\$27,000
11/116	\$47,000	25/95	\$45,000
11/126	\$34,900	25/126	\$48,000
11/159	\$35,500	26/251	\$39,900
11/247	\$55,000	29/234	\$33,900
12/28	\$18,900	29/250	\$16,500
13/39	\$59,900	29/361	\$14,000
16/159	\$19,000		



Reduced | Contingent/Pending

Information Last Updated 11/14/24



Mary Lovgren
 Realtor® Broker
 815-994-1449
maryelovgren@gmail.com



Sal Bayron
 Realtor® Broker
 312-952-3409
salvadorbayron@gmail.com
 Se Habla Español



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

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

