

WOODHAVEN NEWS

JANUARY '25 | VOL. 42 NO. 1

**Dan
Rossi**

**Chris
Collins**

**Harry
Koeppel**

**John
Shefcik**

**Charles
Muir**

**Laura
Packwood**

**Diane
Connelly**

As we turn the page of this season at Woodhaven, the Board of Directors would like to wish a very Merry Christmas and Happy New Year to all the characters we make memories with each year. We are looking forward to a fairytale winter and the upcoming Cabin Fever on February 1st.

We can't wait for the next chapter of summer fun, until then we'll settle for campfire stories in the snow!

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Recreation & Activities
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FACILITY HOURS - DECEMBER *facility hours are subject to change*

ASSOCIATION OFFICE/ESAC

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

CLOSED: December 23 (at noon) - January 1

WOODHAVEN LAKES REALTY

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

CLOSED: December 23 (at noon) - January 1

WOODY'S TRUE VALUE

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

CLOSED: December 24 - December 26

CLOSED: December 31 & January 1

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

LAKEVIEW

Daily | 7 a.m.-Dusk

LAUNDROMAT

24 hours

CLOSED FOR THE YEAR

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

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

IMPORTANT PHONE NUMBERS

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

Woodhaven News
 509 LaMoille Road, P.O. Box 110
 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

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



Woodhaven was built on the principles of offering a safe, secure recreational environment for families. Your family of Woodhaven employees is a huge part of providing and maintaining this goal. At the conclusion of every season, we like to take time to acknowledge and recognize all our employees, especially those who have reached a milestone year of employment here at Woodhaven. This year's list is as follows:

5-YEAR SERVICE AWARD

- Alyssa Rod – Nature Center Manager
- Mackinsey Zitelman – Office Associate
- Faith Yocum – Aquatics Manager
- Barbara Lowery – Gate Dispatcher
- Emma Beardsley – Recreation Manager
- Heidi Holloway – Communications/Marketing Coordinator
- Michelle Armstrong – Janitorial
- Kimberly Dorsch – Public Safety Officer
- Salvador Bayron – Realtor



10-YEAR SERVICE AWARD

- Samuel Owens – Information Systems Manager
- Kimberly Siemers – Public Safety Coordinator
- Justin Rodriguez – Director of Resources
- Marla Pearson – Service Center Account Clerk



15-YEAR SERVICE AWARD

- Eric Farringer – Utilities Technician
- Shannon VanDrew – Gate Dispatcher
- Kenton Barney – Public Safety Patrol Officer
- Mary Lovgren - Realtor



20-YEAR SERVICE AWARD

- Melissa Fawkes – Accounting Clerk II
- Bonita Willis – Woodhaven Lakes Realty Managing Broker

25-YEAR SERVICE AWARD

- Becky Whelchel – Collections Manager

People will always be Woodhaven's greatest asset. The above individuals, and all employees, are an important part of the excellent service provided to Property Owners and guests. We are grateful and thankful they are part of the Woodhaven family and appreciate the unique personalities and knowledge they bring to Woodhaven.

2025 – 2026 Assessment Levels and Redistribution of Surplus Funds

The Board of Directors recently approved the assessment levels at \$1,495 for lots with sewer and \$1,375 for lots without sewer for the 2025-2026 fiscal year. Invoices should be posted and sent to all Property Owners in mid-January. When you receive your assessment invoice, please review the information and balance shown on the invoice. If you have any questions, please call us at the Association Office at 815-849-5209.

You will continue to have two payment options. You can make full payment on or before March 31, 2025, to receive a \$30 discount on lots with sewer service, or a \$25 discount for lots without sewer.

You can also make three installment payments, with 50% of the assessment due on or before March 31, 2025, and second and third installment payments equal to 25% of the assessment due on or before May 31, 2025, and July 31, 2025.

The Board of Directors also approved a resolution to redistribute the entirety of operating surplus funds from Woodhaven's March 31, 2024, audited financial statement of \$93,536 to the Association's reserve fund. Work on the budget process will continue into March when the final budget schedule is approved by the Board of Directors. Staff and the Board will work on updating our five-year operating plan, and our reserve plans and prepare monthly budget projections for 2025-2026. Any changes or adjustments are subject to Committee and Board review and approval prior to presentation to the Membership. If anyone is interested in obtaining more information about the budget process, please contact the Association Office to schedule an appointment with the Executive Director.

Project Updates & Other Information

- Comfort stations open for the winter are 3, 9, 17 & 22. All others have been closed until spring.
- Leaf vacuuming and bag pick-up was completed for the season the second week of December. Bag pickup will resume in the spring on April 15, 2025.
- Cabin Fever Festival is planned for February 2, 2025.
- All the 2024 Memorial Trees and plaques have been installed.
- All the reforestation trees have been planted for the season.
- Nuisance abatement lots were completed in November. Abatable items were removed from 11 total lots including 4 park models, 3 RVs, 4 room additions, 2 sheds, 4 decks, and 1 over-head.

Gene's Lawn Service

Retaining Walls, Patios, & Walkways
 Landscaping | Tree Trimming
 Mulching | Mowing
 Power Washing
 Spring Clean Up | Fall Clean Up

815-671-1542 | gls8794@icloud.com

BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their November 12, 2024, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the December 11th meeting.

- Motion was made to approve the October 16, 2024 – Board of Directors' Meeting Minutes. Motion passed with 3 ayes and 1 abstention.
- Motion was made to approve the October 16, 2024 – Board of Directors' Executive Meeting Minutes. Motion passed with 3 ayes and 1 abstention.
- Motion was made to accept the November 2, 2024 – ESAC Board of Review recommendations as written. Motion passed unanimously.
- Motion was made to accept the November 2, 2024 – Public Safety Board of Review recommendations as written. Motion passed unanimously.
- Motion was made to accept the proposal for professional services for the preliminary design phase of the new Lakeside Building from Willett Hofmann for a not-to-exceed amount of \$38,500. Motion passed unanimously.
- Motion was made to accept the 2025 Board meeting schedule. Motion passed unanimously.
- Motion was made to approve the amounts for the employee Christmas gifts. Motion passed unanimously.
- Motion was made to accept the bid to purchase the S300C spreader for \$9,743.83. Motion passed unanimously.
- Motion was made to approve the purchase of the snowplow/pusher from Skid Pro Attachments for \$13,866.52. 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.

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

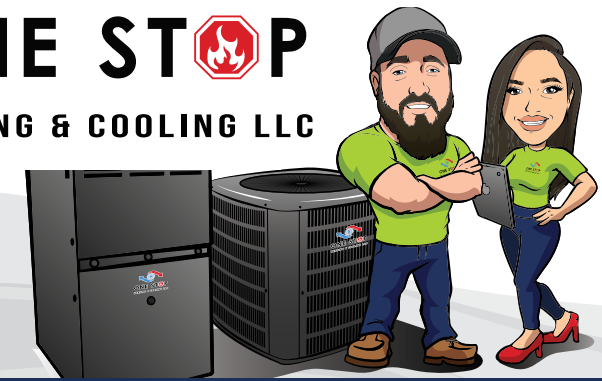


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OR
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Woodhaven News Classified Ad Request

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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A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION

2025 Meeting Schedule

WHEREAS, the Woodhaven Association (“Association”) is governed by and through a duly elected Board of Directors (“Board”) pursuant to the Declaration of Covenants and By-Laws; and **WHEREAS**, Article VII Section 5 Meetings of the Board of Directors states, “The Board shall meet at such times as the Board shall determine by resolution, but no less than 4 times annually.”; and **WHEREAS**, the Board wishes to set forth their 2025 meeting schedule.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The 2025 Board Meeting Schedule is as follows:

Tuesday January 14th	NIU Conference Center, Naperville	7:00 PM
Tuesday January 28th	NIU Conference Center, Naperville	7:00 PM
Tuesday February 11th	NIU Conference Center, Naperville	7:00 PM
Tuesday February 25th	NIU Conference Center, Naperville	7:00 PM
Tuesday March 11th	NIU Conference Center, Naperville	7:00 PM
Tuesday March 25th	NIU Conference Center, Naperville	7:00 PM
Tuesday April 8th	NIU Conference Center, Naperville	7:00 PM
Tuesday April 22nd	NIU Conference Center, Naperville	7:00 PM
Saturday May 24th	Woodhaven	9:00 AM
Saturday June 28th	Woodhaven	9:00 AM
Saturday July 26th	Woodhaven	9:00 AM
Tuesday August 12th	NIU Conference Center, Naperville	7:00 PM
Sunday August 24th	*Woodhaven - Annual Meeting	11:30 AM
Sunday August 24th	Woodhaven - Following the Annual Meeting	1:00 PM
Tuesday September 9th	NIU Conference Center, Naperville	7:00 PM
Tuesday September 23rd	NIU Conference Center, Naperville	7:00 PM
Friday October 3rd	*Budget Workshop Woodhaven - RecPlex	7:00 PM
Saturday October 4th	*Budget Worksop Woodhaven - RecPlex	1:00 PM
Tuesday October 14th	NIU Conference Center, Naperville	7:00 PM
Saturday November 8th	*Budget Hearing Woodhaven - RecPlex	1:00 PM
Tuesday November 11th	NIU Conference Center, Naperville	7:00 PM
Tuesday December 9th	NIU Conference Center, Naperville	7:00 PM

2. That this Resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF DECEMBER 2024.

AYES: Laura Packwood, John Shefcik, Dan Rossi, Diane Connelly, Harry Koeppel, Chris Collins, Charles Muir

NAYES: _____

ABSENT: _____

Dan Rossi, President

ATTEST: Charles Muir, Secretary

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION

2025-2026 Assessments

WHEREAS, the Woodhaven Association (the “Association”) is governed by and through a duly elected Board of Directors (the “Board”) pursuant to the Declaration of Covenants and By-Laws; and

WHEREAS, Article VII Section 1, a. of the By-Laws provide that the Board shall manage and control the affairs of the Association; and

WHEREAS, Article VIII Section 6, of the By-laws state, “The Board shall, in each year, take into consideration all sources of income that the Association may have and levy an annual assessment upon each Campsite for the following year”; and

WHEREAS, the proposed budget and recommended assessment for 2025-2026 was explained to the Membership at a Budget Hearing on November 9, 2024; published in the December 2024 issue of the Woodhaven News; and posted on the Association’s website and other online media methods.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. That the annual assessments for 2025-2026 will remain \$1,495 on lots with sewer services and \$1,375 on lots without sewer services; and shall be allocated in the following manner:

	Lot’s w/ Sewer	Lot’s w/o Sewer
Operating Assessments		
Operating Fund	\$ 1,100	\$ 1,100
Lot Fund	7	7
Water & Sewer Fund	98	49
	\$ 1,205	\$ 1,156
Restricted Assessments		
Association Reserve	\$ 159	\$ 149
Water & Sewer Reserve	60	30
New Project Fund	9	9
Debt Services Fund	62	31
	290	219
Total Assessments	\$ 1,495	\$ 1,375
Early Payment Discount	-\$30	-\$25
	\$ 1,465	\$ 1,350

2. That this Resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF DECEMBER 2024.

AYES: Laura Packwood, John Shefcik, Dan Rossi, Diane Connelly, Harry Koeppel, Chris Collins, Charles Muir

NAYES: _____

ABSENT: _____

Dan Rossi, President

ATTEST: Charles Muir, Secretary

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION

Distribution of Surplus Funds

WHEREAS, the Woodhaven Association (the “Association”) is governed by and through a duly elected Board of Directors (the “Board”) pursuant to the Declaration of Covenants and By-Laws; and

WHEREAS, Article VII Section 1, a. of the By-Laws provide that the Board shall manage and control the affairs of the Association; and

WHEREAS, Article VIII Section 7, of the By-laws state, when surplus funds of more than \$100,000 are available, the Association’s Board of Directors will follow these limits in redistributing the surplus to the Association’s membership:

a. Surplus funds identified through the annual audit process will be held as a contingency during the summer season immediately following the fiscal year when the surplus occurred.

b. As part of the next budget planning process, the Board of Directors will discuss options associated with redistributing surplus funds to the Association’s membership. At that time, the Board of Directors may elect to distribute the funds for any reasonable Association use, subject to the following conditions:

1. The decision will require a three-fourths affirmative vote of the Board of Directors for approval.
2. The decision must be fully disclosed to the Association’s membership prior to final approval.
3. The decision must also comply with all federal and state requirements associated with the fiduciary care of Association funds.

c. If no other reasonable Association use of the funds is approved by the Board of Directors, all of the surplus funds will be distributed in the following manner:

1. Approximately 30% of the surplus funds will be applied to offset future operating assessments.
2. Approximately 70% of the surplus funds will be applied to pay off portions of the principal balance of the Association’s long-term debt obligations.
3. If the Association does not have any long-term debt obligations, approximately 70% of the surplus funds will then be allocated to the Association’s restricted reserve funds. (05/10)

WHEREAS, the Board has identified from the March 31, 2024, Audited Financial Statements an operating surplus of \$93,536; and **WHEREAS**, the Finance Committee has reviewed a recommendation to allocate 100% of the surplus to the Association Reserve Funds.

WHEREAS, the 2025-2026 budget recommendations were presented to the membership at the November 9, 2024 Budget Hearing; published in the December 2024 issue of the Woodhaven News; and posted to the Association’s website and other online media methods.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. That the Association will redistribute 100% of the surplus of \$93,536 and allocate this balance to the Association’s reserve funds.
2. That this Resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 11th DAY OF DECEMBER 2024.

AYES: Laura Packwood, John Shefcik, Dan Rossi, Diane Connelly, Harry Koeppel, Chris Collins, Charles Muir

NAYES: _____

ABSENT: _____

Dan Rossi, President

ATTEST: Charles Muir, Secretary

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WELCOME NEW PROPERTY OWNERS - NOVEMBER

"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	
1/143	JAIME LIMON	TINLEY PARK	IL
2/10	KRISTAL DAY	SOUTH ELGIN	IL
2/10	GIROLAMO CIOLINO	ELGIN	IL
2/143	WILLIAM ZAMORA	SCHERERVILLE	IL
2/143	ADRIENNE HERMOSILLO	CHICAGO	IL
2/151	JULIE HAYES	HUNTLEY	IL
2/156	JENNIFER & JAMES ARMES	DEKALB	IL
2/254	RANDY & PAMELA MARX	LOVES PARK	IL
3/47	CARLTON & CHARLENE HUGHES	CHICAGO	IL
3/178-9	JOSE ANTONIO ROMAN LOPEZ	DES PLAINES	IL
5/23	NANCY & VIC MARCIAL-RODRIGUEZ	CHICAGO	IL
5/133	STACIE OBMAN & MICHAEL PETKOVICH	PLAINFIELD	IL
5/139	CARLOS ARAQUE	MOUNT PROSPECT	IL
6/74	ADRIAN ROSALES	MAYWOOD	IL
6/172	JOSE IBARRA & PATRICIA RODRIGUEZ	HAMMOND	IN
7/72	PATRICIA & LAURA WEILER	COMPTON	IL
8/72-3	DENISE BATALLA	VILLA PARK	IL
8/141	BRIAN DOPP	DES PLAINES	IL
9/8	JACQUELYNE WACHEWICZ	BERWYN	IL
11/181-2	CHARIS ALLGAIER & TRACI L BAIER	LOCKPORT	IL
11/322	ROBERT & WENDY ENGLER	GENOA	IL
16/159	MATTHEW NOEL	DUBUQUE	IA
16/164	MARK BIRMINGHAM	CHICAGO RIDGE	IL
17/168	SALLY CENTELLA	CHICAGO	IL
20/55	CHRISTOPHER & ALEXIS BACKOS	OTTAWA	IL
20/55	ERIC & SARAH LOEBACH	OTTAWA	IL
21/24	ALEX & CHRISTINA PENNA	CHICAGO	IL
23/48	AGNIESZKA HAMBERG & HENRYK GWIDON	GLEN ELLYN	IL
24/189	ADILENE FAVELA & GARKA PITARCH	CHICAGO	IL
25/116	ROXANNE NAVA-HERNANDEZ	OAK PARK	IL
26/154	ARMANDO ROBLEDO	AURORA	IL
27/36	NANCY GARCIA-MORENO	TINLEY PARK	IL
27/89	MARTHA & RUSSELL MC NAB	ROMEONVILLE	IL
28/6	WILLIAM & STACY BURGOON	NAPERVILLE	IL
29/321	SCOTT MCCULLOUGH	OAK FOREST	IL

SECTION REPRESENTATIVES & ALTERNATES

SECT.	REP.	LOT	ALTERNATE	LOT
Sect. 1	Nancy Nieslawski	15		
Sect. 2	Pat Sirbas	278-279	Jane Elliott	215-6
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 - NOVEMBER

Sec/Lot	Violation
1/86	Exposed wood on shed; shed roof deteriorated
1/115	Gravel patio less than 5' from 115/114 line
2/175	Exposed wires on deck; bldg. mat - plywood
3/6	RV seams open; damaged RV awning
5/187	Wood patio less than 5' from rear property line
6/1	No railing on section of deck; materials on utility trailer
11/173	Hole/rotten wood on shed; misc building materials
12/42	Tape on sewer inlet; RV seams open; holes in RV floor
15/139	No permit for patio; patio less than 15' from front line
17/76	Building materials - landscape timbers
17/78	Vinyl on RV door loose; exposed wires on RV; damaged outlet
17/184	Hole in side of shed; plywood enclosing screen room
19/53	Rotten wood on room; shingles missing from shed
20/6	Hole in RV siding
21/97	No permit for locker; windows/doors not RVIA; tape on RV
24/65	Registration on slow-moving vehicle not visible
25/145	Trim missing from RV door
26/248	Exposed wire over lot line; screen room door damaged
29/195	Registration on slow-moving vehicle not visible
29/212	Over 400 square feet of patio on lot
00/000	RV/deck less than 15' from front; no glass on room; bldg material

PUBLIC SAFETY CITATIONS - NOVEMBER

Sec/Lot	Owner/Guest	Offense
	Contractor	Damage to property greater than \$100
	Contractor	Failure to report property damage - vehicle accident
10/239	Contractor	False statements to Public Safety officer
	Owner	Inappropriate disposal of waste; blowing leaves into lake
25/8	Guest	Reckless driving
17/29	Owner	Overnight occupancy without an active "in" pass for that lot
17/29	Owner	Failure to provide identification

REGISTERED SEX OFFENDER LIST

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

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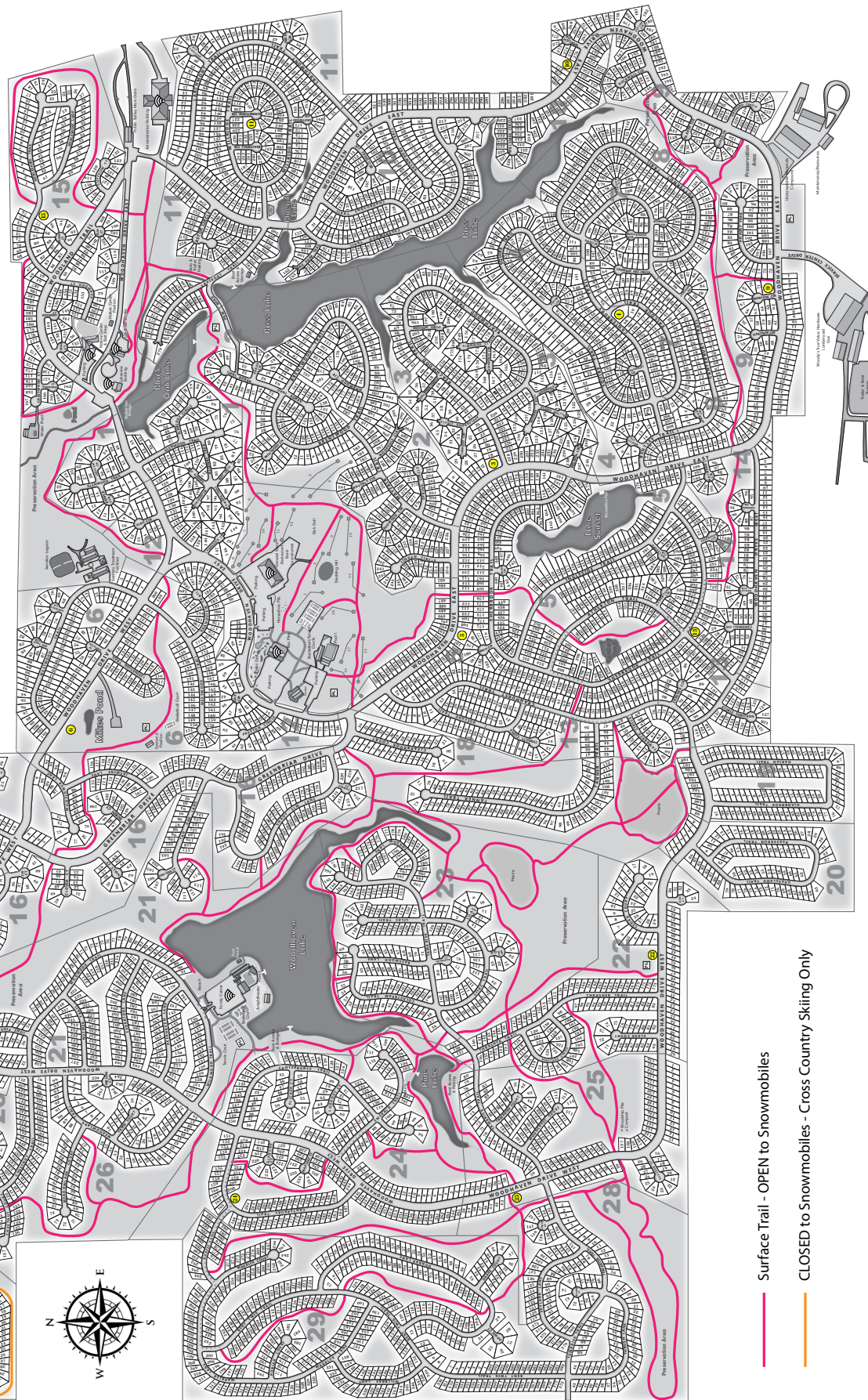


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 Call 815-894-2386
 or apply online at www.northcentralbank.com



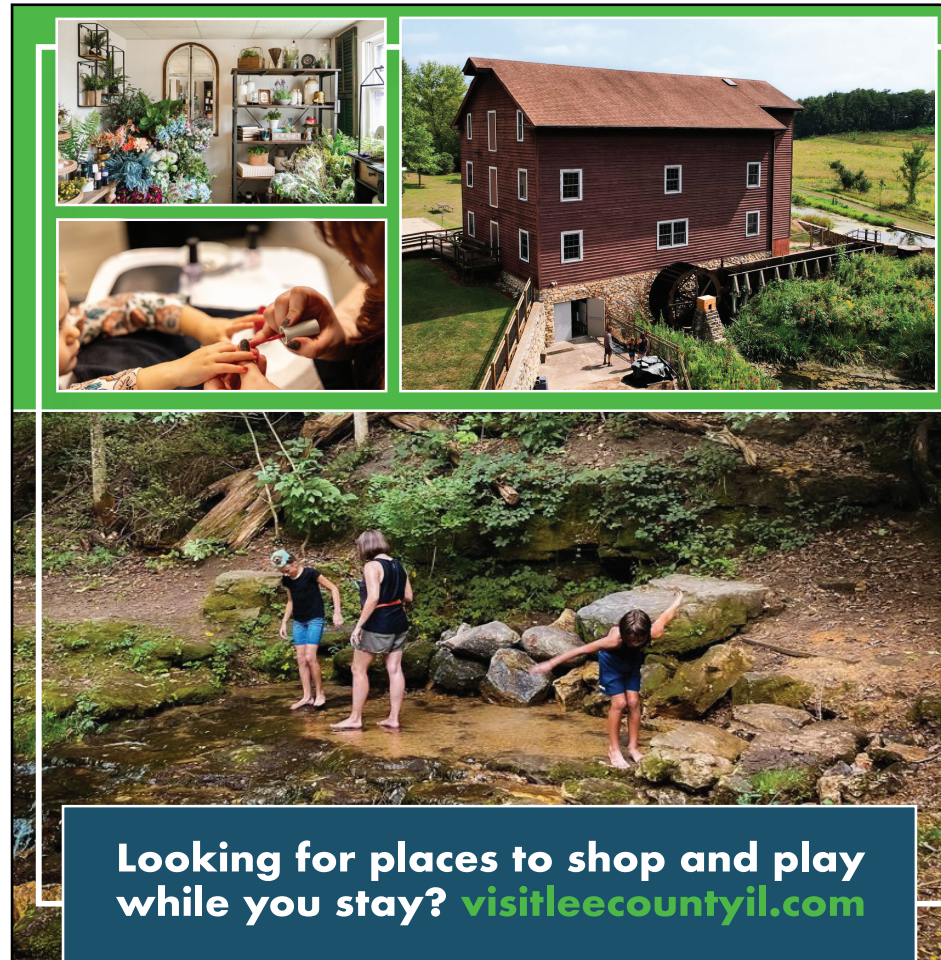
SNOWMOBILE TRAIL GUIDE



— Surface Trail - OPEN to Snowmobiles
 — CLOSED to Snowmobiles - Cross Country Skiing Only

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.



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RECREATION & ACTIVITIES

Cabin Fever 2025

SATURDAY, FEBRUARY 1ST

The winter season is upon us, and what better way to celebrate the chilly weather than by indulging in a day filled with laughter, thrills, and some good ol' fashioned competition? Get ready to mark your calendars because our Cabin Fever is just around the corner on Saturday, February 1st, Promising an unforgettable day of snowy adventures and delightful games. Grab your favorite sled, bundle up, and get ready for an exhilarating slide down the snowy hills. Don't worry if sledding isn't your thing; spectating and cheering on friends is just as exciting!

For the fishing enthusiast, we will hold our Annual Ice Fishing Tournament on Saturday, February 1st (weather and ice permitting). The tournament will be held again through the Fish Donkey app, make sure to download that app for more information. The Rec Plex will be "home base" for all the games and fun, check in there first to get started. We will be hosting our annual Poker Run, Arcade tournaments, BINGO, & more! We will also have sleds available to those who would like to brave the cold weather and take a trip down the sled hill. We will keep the fun rolling all day, but remember to dress for the weather, whatever it may bring!

Don't worry; there won't even be time to think about feeling cold when you're having fun at Woodhaven! Shake out that Cabin Fever and settle at Woodhaven for a day of fun in the snow! As we get closer to the date, visit our Facebook Page or the Woodhaven website at www.woodhavenassociation.com for a complete listing of events and schedule updates. We also recommend signing up for the Woodhaven email updates, which can be done by visiting the Woodhaven website. This will give you access to the most up-to-date information available.

Please remember that the activities listed below are subject to change depending on scheduling and the weather conditions that weekend. Some activities may be substituted for others as necessary.

CABIN FEVER SCHEDULE (Schedule subject to change)

Saturday, February 1

- Ice Fishing Tournament 8 a.m.-3 p.m.....All Lakes Great Woodhaven
- Poker Walk..... 10 a.m.-3 p.m Multi-Purpose Room/Trails
- Sledding Hill Fun.....All Day Sled Hill- Rec Plex
- Arcade Game tournaments..... 12 p.m.-2 p.m..... Rec Plex
- BINGO 4 p.m. Multi-Purpose Room - Rec Plex

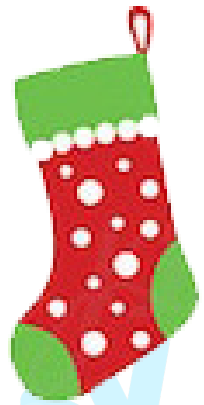
MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY		
DECEMBER							1	2	3	4	5			
M	T	W	Th	F	S	Su	NEW YEAR'S DAY							
2	3	4	5	6	7	8								
9	10	11	12	13	14	15								
16	17	18	19	20	21	22								
23	24	25	26	27	28	29								
30	31			6	7	8	9	10	11	12				
													Cabin Fever Ice Fishing Tournament Begins	
							13	14	15	16	17	18	19	
							Board of Directors' Meeting 7pm NIU Conf. Center							
							20	21	22	23	24	25	26	
MARTIN LUTHER KING JR. DAY														
							27	28	29	30	31			
							Board of Directors' Meeting 7pm NIU Conf. Center							
							FEBRUARY							
							M	T	W	Th	F	S	Su	
							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			



2025 THEME: CAMPFIRE CRONICLES

Sharing stories around a campfire has a magical way of bringing families and friends closer together. The flickering flames create a warm, intimate atmosphere that invites connection. Whether recounting funny memories, telling tales of adventure, or passing down family legends, these moments allow people to share laughter, nostalgia, and even wisdom. We look forward to exploring many kinds of stories with you all during this 2025 season.

CAMPFIRE CRONICLES



Dear Santa,

My name is Kaylani and I am 4 years old. I love kitties and my family, I also like going to the store with them. For Christmas, I would like an Aphmau Collector set, a toy baby, or a Bluey Amusement Park Playset. Thank you Santa and thank you for my Elf, Butter. I love you and Mrs. Claus so much.

Love,

Kaylani Velazquez

- Raiden Rodriguez – 8 years old boy who is a 3rd grader
- Raiden has been good about doing his chores (feeding Zoey, cleaning his room, folding his laundry)
- Raiden is a great big brother but needs to learn to be patient and listen to his parents.
- Raiden would like Legos and art supplies.

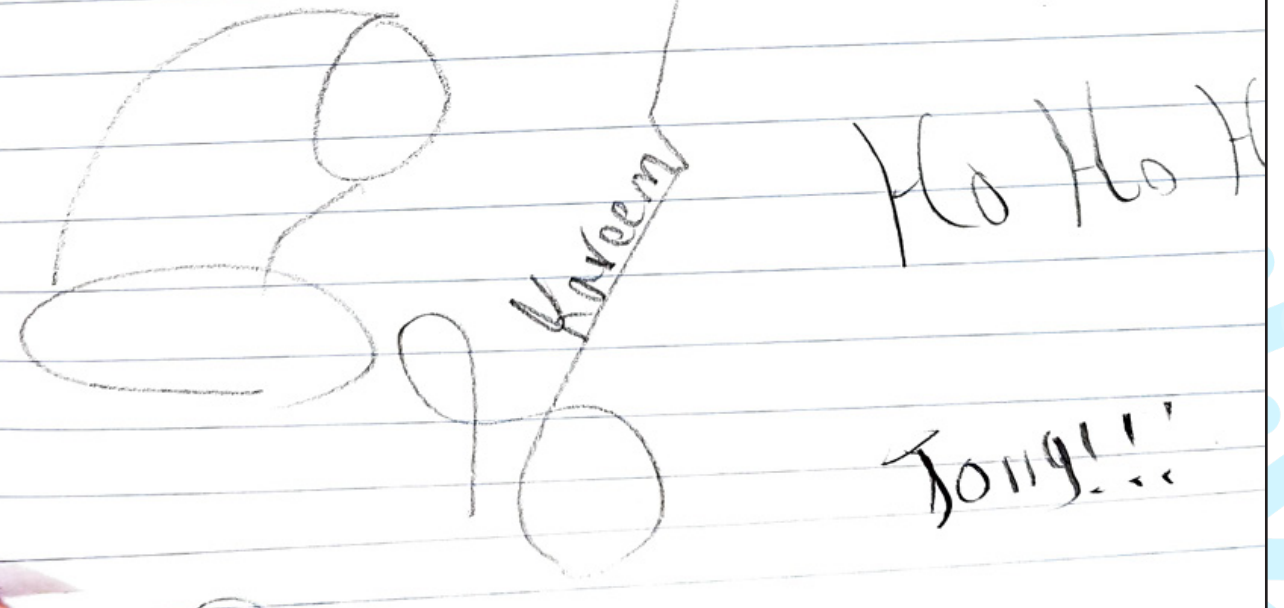
Note: we purchased him a chrome book so he can get better at coding as he loves it!

- Kain Rodriguez – 4-year-old boy who is in PREK 4
- Kain needs to learn to be patient and listen to his teachers and stop being the silly kid in class. He received a Red for being silly and not listening to his teachers.
- Kain is very helpful around the house and does chores helping his mom sweep and toss out the garbage and is great about keeping his room clean.
- Kain would like Spiderman toys and legos



Kareem Albtosh

Dear Santa, I am 10 years old. My favorite color is pink. For Christmas I would like a tablet, or a mini basketball hoop for my door. Or I would like a punching bag. My all-time dream is a tablet. I've been asking for 4 years. I really love you.



Dear Santa,
 My name is Dominic. I will be 2 years old on December 6th. I am having a bouncy house party!
 I am really into cars and trucks. And have just discovered a love for choo choo trains.
 I love to wear hats of all kinds!
 My grandmas have taken care of me since I was born. They officially adopted me last February!
 I love coming out to Woodhaven to look for your reindeer.
 I love you Santa!



Dear Santa
 I feel like hours pass by and I'm getting older and older so, to keep young, what I want for Christmas is...

- World Peace ☺
- Slims ☹
- Mondo Line Markers
- Rubber Band Bracelet maker
- a cat ☹
- a Lindor's Plushie ☹
- X-tra Large Sketch Book
- A huge pack of pencils

if you have them I will be super-duper-uper-super good. I will be a nice kid this year!

MISS CLOUS

PS. I'm nine

From, Gracia Gonzalez
 to Mr. Santa Claus

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
8/21/2024	253	291	119	Clear, 74°, 7mph NNW winds
11/7/2024	235	270	111	Clear, 50°, light WNW winds
11/20/2024	253	291	119	Cloudy/snow flurries, 40°, 19mph W winds

DEER MANAGEMENT MOVING FORWARD:

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.

CWD barrel – A barrel has been placed at the administration office front parking lot for deer to be tested for CWD.

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 o 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.

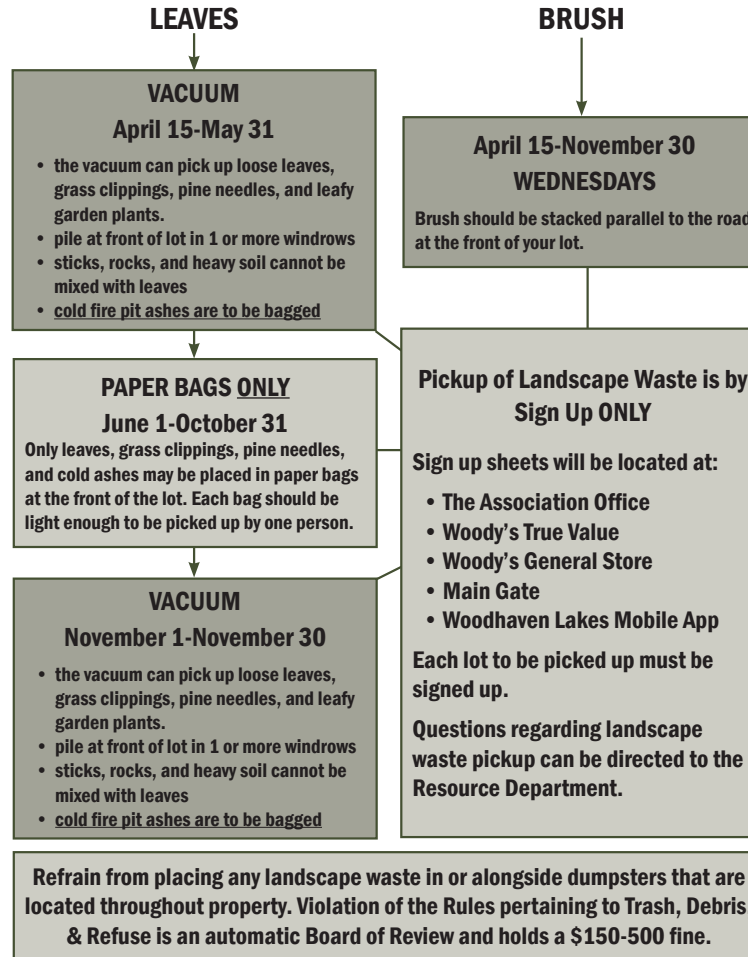
The Conservation Police Officer (CPO) can and will issue a citation if the above rule is not followed.

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:

There is no storage allowed during the months of December, January and February. All Boats left at the lakes have been 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.



Here for all your residential needs!

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

Bonita Willis - ePRO, C2EX, Designated Managing Realtor® Broker



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Realtor® Broker
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marylovgren@gmail.com



Nicci Leffelman
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SBayron@sbcglobal.net
Se Habla Español

Listings available at: woodhavenlakes.com | realtor.com
zillow.com | trulia.cosm
www.facebook.com/WoodhavenLakesRealty

A new year is upon us. That means assessment bills will soon be arriving in your mailbox. If you have received a citation at any time prior to the date the bills are printed, it will appear on your bill as a "previous year's balance." This does not necessarily mean your payment is delinquent; in fact, the citation could have been issued the day before the assessment was applied. If you have questions about when the citation was issued or what the citation is for, please contact the ESAC Office. We will be happy to clarify the issue for you.


If you have received a citation and then called for an extension to make the corrections at a later date, this does not negate the fine. The fine is applied to the account when the citation is issued. The ESAC Office does not have the authority to waive a citation once it has been issued. A citation can only be waived by the Board of Directors. It must be appealed within 30 days of the date the citation was issued by filing a request, in writing, to the Executive Director. Once the appeal is received, you will be placed on an ESAC Board of Review agenda. You must appear at the Board of Review meeting in order for the appeal to be considered.

It is not uncommon for a Property Owner to call once they receive their assessment bill and see a fine on their account for something they corrected months earlier. If you received a citation and then made the corrections required, the fine is still due on your account. Again, the fine is applied when the citation is issued and is not waived upon completion. Many Property Owners will make the needed correction, but not pay the fine.

As a reminder, the ESAC Office operates year-round. As such, letters and citations will be sent over the winter months. It is the responsibility of the Property Owner to contact our office if an extension is needed to make corrections to their property. We understand many of our Property Owners do not come to Woodhaven over the winter. We also understand that Property Owners return to Woodhaven at different times in the spring and summer. By calling our office, we can determine a date for compliance that works for the individual Property Owner, rather than arbitrarily assigning a date. Once an extension is requested, we will send a Violation Correction Agreement which notes the date for compliance. Each year, we typically send between 400-600 Correction Agreements to Property Owners to grant extensions on violations.

Communication is key to avoiding a citation. Make sure to contact the ESAC Office if you have any questions on any notifications you receive from our office. We are happy to work with our Property Owners to gain compliance. You may reach the ESAC Office at 815-849-5209 extension 130 or ESAC@woodhavenassociation.com.

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--	--

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*0% interest is for promotional period only

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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*.

BAKER INSURANCE

INSURANCE PROTECTION FOR
WOODHAVEN PROPERTY OWNERS



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

Some benefits of this program include:

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

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

JULIE (BAKER) MOREY
(815) 822-4696
jmbakerins@gmail.com



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1922 Tower Road, Sublette, IL 61367

OUR NEWEST WOODHAVEN LAKES LISTINGS

 Sec 4, Lot 52 - \$59,000	 Sec 4, Lot 53 - \$25,000	 Sec 7, Lot 46 - \$18,900	 Sec 7, Lot 109 - \$22,000
 Sec 10, Lot 181 - \$110,000	 Sec 25, Lot 85 - \$29,900	 Sec 25, Lot 89 - \$32,000	 Sec 28, Lot 93 - \$25,000

Sec 2, Lot 156.....SOLD	Sec 23, Lot 48.....SOLD
Sec 2, Lot 254.....SOLD	Sec 25, Lot 116.....SOLD
Sec 3, Lot 72.....CONTINGENT	Sec 26, Lot 120.....SOLD
Sec 3, Lots 178 & 179.....SOLD	Sec 29, Lot 200.....SALE PENDING
Sec 5, Lot 133.....SOLD	
Sec 5, Lot 139.....SOLD	
Sec 9, Lot 8.....SOLD	

Property status is as of Nov. 28, 2024

ALL OF OUR WOODHAVEN LAKES LISTINGS

Sec 1, Lot 115.....\$63,500	Sec 12, Lot 23.....\$36,000
Sec 2, Lot 16.....\$57,000	Sec 12, Lots 58 & 59.....\$96,000
Sec 2, Lot 191.....\$32,000	Sec 13, Lot 52.....\$44,500
Sec 2, Lots 243-244.....\$89,900	Sec 13, Lot 89.....\$27,000
Sec 3, Lot 229.....\$79,500	Sec 13, Lot 100.....REDUCED.....\$37,500
Sec 4, Lot 52.....\$59,000	Sec 14, Lot 17.....\$27,900
Sec 4, Lot 53.....\$25,000	Sec 14, Lot 29.....\$39,900
Sec 4, Lot 155.....\$26,500	Sec 14, Lot 92.....\$18,250
Sec 4, Lot 199.....\$22,900	Sec 15, Lot 108.....\$57,500
Sec 5, Lot 156.....\$39,500	Sec 15, Lot 130.....\$29,000
Sec 5, Lot 387.....REDUCED.....\$25,000	Sec 15, Lot 184.....REDUCED.....\$55,500
Sec 5, Lot 418.....\$89,900	Sec 15, Lot 185.....\$65,000
Sec 5, Lot 432.....REDUCED.....\$44,000	Sec 16, Lot 107.....\$66,500
Sec 5, Lot 485.....REDUCED.....\$34,000	Sec 17, Lot 44.....\$66,590
Sec 6, Lot 7.....\$23,000	Sec 17, Lot 164.....\$24,500
Sec 7, Lot 46.....\$18,900	Sec 17, Lot 174.....\$18,000
Sec 7, Lot 82.....\$45,000	Sec 17, Lot 175.....\$65,000
Sec 7, Lot 109.....\$22,000	Sec 21, Lot 154.....\$25,000
Sec 7, Lot 187.....\$26,000	Sec 22, Lot 160.....\$53,000
Sec 7, Lot 198.....\$54,500	Sec 25, Lots 2 & 3.....\$91,000
Sec 8, Lot 7.....\$75,000	Sec 25, Lot 25.....\$79,900
Sec 9, Lot 6.....\$19,900	Sec 25, Lot 85.....\$29,900
Sec 9, Lot 74.....\$42,000	Sec 25, Lot 89.....\$32,000
Sec 9, Lot 128.....\$29,500	Sec 25, Lot 90.....\$29,900
Sec 9, Lot 201.....\$52,900	Sec 26, Lots 181 & 182.....\$69,900
Sec 10, Lot 19.....REDUCED.....\$62,000	Sec 28, Lot 93.....\$25,000
Sec 10, Lot 133.....\$29,500	Sec 28, Lot 94.....\$49,900
Sec 10, Lot 181.....REDUCED.....\$110,000	Sec 28, Lot 122.....\$24,000
Sec 11, Lot 119.....\$51,000	Sec 28, Lot 123.....\$24,000
Sec 11, Lot 168.....\$13,000	Sec 29, Lot 153.....\$28,000



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Welcome to 2025! Hopefully, this January, we will have a little snow to cover the ground. Why? To celebrate World Snowman Day! Celebrated on January 18th every year, this day is dedicated to the art of building a snowman and the joy snowmen bring to our lives. Only in the last century has the traditional snowman become the classic look: 3-part body, carrot nose, and coal eyes/buttons, with maybe a hat or scarf. Will there be enough snow this January? The average snowfall in January for Dixon (closest to Woodhaven) has been 13-inches over the last 30 years. Let's see what this January has to offer in snowfall and the possibilities of making a snowman.



Coming Soon! Stop by the Nature Center during Cabin Fever on Saturday, February 1st to join us for some SNOWtacular wintertime fun! We will be open 10 a.m.-3 p.m. The day will be filled with creative crafts, wintery activities, spectacular snowflakes, and more. Further details will be listed in the Cabin Fever [Leisure Times](#) and the Woodhaven Lakes Nature Center Facebook page.

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

Snow is precipitation that forms when water vapor freezes, a crystallization of ice that typically forms in clouds. An ice crystal forms when the temperature drops below 32°F and when there is the right amount of humidity in the air. It starts when water vapor condenses directly into ice without going through the liquid stage of rain. As the ice crystal falls towards Earth, it collects and freezes additional water vapor from the air, growing into a snow crystal or snow pellet.

Snow can take different forms based on the temperatures, water in the atmosphere, and other environmental changes. This includes snowflakes, snow pellets, or sleet. Snowflakes are clusters of ice crystals. Snow pellets, also known as graupel, are opaque ice particles that tend to be soft and crumbly. Sleet is made of drops of rain or drizzle that freeze into ice as they fall (sometimes called a wintry mix of rain and snow); sleet is small translucent ice balls or pellets.



Do you want to build a snowman? First, we need the perfect type of snow. Dry snow is loose powder that doesn't stick together well, and slush is too fluid to hold a shape. What you need is moist to wet snow; enough water to stick the crystals together but not too much. Look for snowstorms that come in fairly warm (a degree or two above or below freezing).

When did making a snowman come about? Snowmen have been around for centuries, dating back to the Middle Ages. The first recorded mention of a snowman-like item appears in a 1380 Book of Hours, which included drawings of snowmen in its pages. Building snowmen was a way to deal with the cold, harsh winters, and a symbol of hope for the arrival of spring. During the 19th century Victorian Era, making snowmen was a family-centered activity that became popular around the winter holidays. In the 20th century, the US saw an increase of interest in snowmen with Christmas songs and stories like "Frosty the Snowman," now an icon of winter and the winter holidays. Snowmen have evolved over the centuries to what we see today. Snowmen are also made from all artistic mediums depending on where you live; snow, fabric, shaving cream, paper mâché, or sand can be used to make a snowman. What will your snowman look like this winter?

Tips for building the perfect snowman. 1. Use the right snow (slightly wet). 2. Start with a strong base (the bigger and wider = the sturdier). 3. Create the middle and head (stack them on top of each other and press together to keep in place). 4. Add personality (make your snowman how you want with various nature items for eyes, nose, mouth, and arms). 5. Make it last (lightly spray your snowman with a little water to freeze everything together).

Fun fact: In other parts of the world people build other objects out of snow. In Japan they make snow rabbits or 雪うさぎ (yukiusagi). Snow lanterns (balls of snow piled in a cone-shape) are another idea that brightens the night and are a tradition in Scandinavian countries and Japan. Swedish snow lanterns are known as snölykta.



NATURE CENTER HOURS:
CLOSED
OPEN FOR CABIN FEVER:
SATURDAY, FEB. 1, 10 A.M.-3P.M.

WOODY True Value HARDWARE

Advertised Bargains and Hours of Operation are for January Only

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

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

Glass Cutting | Propane
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 <p>11.99 YOUR CHOICE Sterilite® 40 qt. or 76 qt. Modular Stacking Storage Box W 121 960, 962</p>	 <p>\$148 DeWALT® Jump Starter with Compressor H 257 936</p>	 <p>13.99 20 lb. Black Oil Sunflower Birdseed L 106 363</p>	 <p>SAVE 30% OR MORE 15.99 Sterilite® 80 qt. Storage Box with Gasket Seal W 216 720</p>

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

WOODY TrueValue Hardware
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Or off property at 1802 Sublette Rd, Sublette

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Sale ends 1/31/25

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



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Please call for an appointment

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2/131 \$79,500
 2/141 \$104,500
 2/292 \$115,000
 3/29 \$66,500
 3/58 \$95,000
 3/169 \$48,900
 5/6 \$26,500
5/154 \$35,900
 5/334 \$18,000
 5/373 \$28,900
 5/382 \$24,900
 6/49 \$18,000
 7/35 \$47,000
 9/91 \$24,000
 11/75 \$19,500
 11/116 \$47,000
 11/126 \$34,900
11/159 \$33,000

11/247 \$55,000
 12/28 \$18,900
 13/97 \$18,000
 14/28 \$14,000
 17/58 \$17,500
 17/100 \$34,900
 19/35 \$16,500
 21/7 \$63,500
 21/149 \$24,000
 21/211 \$75,000
 21/235 \$19,500
 22/10 \$79,900
 22/91 \$32,000
 23/86 \$65,000
 24/141 \$35,000
 25/9 \$27,000
25/95 \$45,000
 25/126 \$48,000

26/167 \$28,500
 26/251 \$39,900
 28/38 \$95,000
 29/5 \$18,000
 29/234 \$33,900
 29/250 \$16,500
29/361 \$14,000



Reduced | Contingent/Pending

Information Last Updated 12/12/24



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