

# WOODHAVEN NEWS

MARCH '25 | VOL. 42 NO. 2



**1st Assessment Due:  
March 31st, 2025**

## WHATS INSIDE:

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**Recreation & Activities**  
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## MESSAGE FROM BOARD



Well Punxsutawney Phil saw his shadow and we have to deal with another 6 weeks of winter. I don't know about you but I am hoping those 6 weeks fly by. In the meantime we can just prepare for another awesome summer at Woodhaven. So far we are having another mild winter (knock on wood) and even though there is no snow or ice on the ground for those that enjoy winters activities it is still a great time to come out and enjoy the solitude of stick season.

There are several family events happening in the area to enjoy. Take a guided hike or a Bald Eagle tour at Starved Rock State Park or be brave enough to jump in during the annual Polar Plunge in Dixon.

Cabin Fever was a great success and I thank everyone who came out to participate in the events. I know there was no snow on the ground this year but it was still a beautiful weekend to be outside. The 2025 season is set to be another great year at Woodhaven. The staff has again outdone themselves this year. This year's theme is "Campfire Chronicles" and there will be plenty of things planned for everyone including some surprises as well.

This past fall, Solitude Inc, conducted electrofishing of Bass and Woodhaven Lakes to determine the health of our fisheries. The report was somewhat disappointing and found that our bluegill population on both lakes has decreased significantly and that our bass population is healthy but continues to be "stunted." If you recall a few years back, the catch limits on bass were changed to start to correct some of the issues in our bass populations and to

get them to a healthy state. We are gradually starting to see improvement in our bass populations, however we are not done. We are following the suggestions given to us by Solitude and will adjust our stockings to include bluegill and forage fish to help boost the populations of bluegill and create a much needed food source. It is possible that we may need to adjust our catch limits on our panfish at some point this year to help grow the population. Please take only what you plan to use and practice "CPR"....Catch, Photo, and Release.

You may have noticed large wooden structures on both Bass and Woodhaven Lakes. These are fish cribs that Woodhaven staff built to provide sanctuary structures for smaller fish to thrive. Once the ice begins to thaw, the cribs will fall through and sink to the bottom to create structure the fish need to survive. It is the goal to construct these fish cribs every year during the winter to constantly provide new structures and replaces those that will naturally decay. Fishing is one of, if not the most popular activity at Woodhaven Lakes and it is very important that we keep this resource healthy for everyone to enjoy.

I am hoping to coordinate two "Woodhaven Lakes Clean Up Days" in the coming months and we will be looking for volunteers to help clean up around our lakes and public areas to keep Woodhaven looking great. It is all of our responsibility to help keep Woodhaven looking good, not just the staff.

And as a reminder to our veterans and first responders - mark your calendars, the Veteran and 1st Responder picnic will be held on July 19th, 2025. This is a great event for our Veterans and First Responders and has been steadily growing each year.

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**ASSOCIATION OFFICE/ESAC**

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

**WOODHAVEN LAKES REALTY**

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

**WOODY'S TRUE VALUE**

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

**LAKEVIEW**

Daily | 7 a.m.-Dusk

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

**LAUNDROMAT**

24 hours

**CLOSED**

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

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

Copy & Advertising Deadline: First of each month. No issue in February.

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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](mailto:NLeffelman@woodhavenassociation.com)





As the calendar turns to March, we begin to see and feel signs of spring, and the excitement for the coming season begins to build. Although there is still ice on the lakes and snow on the ground, it's not too early to begin daydreaming about laying in the warm sun on Woodhaven's beach or splashing around in the cool water of Pool 1 or Pool 2 on a 90-degree summer day.



Speaking of our pools and beach, we have several large aquatic projects scheduled at Woodhaven on the horizon. As you read this, the contractor for the Beach Renovation Project has been mobilizing and moving supplies and equipment to the Pool 2/Beach parking area ahead of any road postings, which place weight limits on township roads to prevent road damage during the spring thaw. The parking lot area will serve as the project staging area and work will begin as weather permits. As you may recall, the first portion of the overall Woodhaven Lake project was completed late last fall with stabilization of 882 feet of lake shoreline from the boat rental shed around the south portion of the lake. The next phase of the project includes updates to the beach access fencing, and a new rental boat docking pier. Additionally, the boat rental area will be upgraded to include a renovated sidewalk and a two-tier concrete seating and observation area. These upgrades will not only make this area much more user friendly but also help control erosion and washouts. Tiering will also be done in the beach area to help control sand erosion from the shaded seating areas on the upper area of the beach. We anticipate all improvements and upgrades to be completed before beach opening day on Memorial Day weekend.



Another aquatic facility update scheduled for this spring is the replacement of the 32-year-old Pool 1 mechanical system. This includes an upgraded phase 3 electrical feed and panel along with replacement of the pool heater, pumps, filtration system and related components. A project of this level requires professional engineering and State of Illinois review and approval of the engineering plans before a construction permit is approved. The plans must also bring the mechanical room up to current OSHA, Illinois Health Department, and ADA codes and standards. As of now, we are awaiting state approval of the construction permit and based on timing of this approval, still hope to have this project completed before opening day 2025, however, timing is getting tight. While our ultimate goal is to have Pool 1 operating for the full 2025 season from Memorial Day Weekend to Labor Day Weekend, if we are unable to have the project started and completed by opening weekend, we may have to look at alternate completion dates. Options include renovation after Pool 1 closes in the fall or closing the pool for a short period between Memorial Day and Fourth of July weekend so the upgrades can be completed, which would, of course, be a last-resort scenario. We will definitely keep you informed as to the timing and progress of this project in the coming months.

And the granddaddy of all the upcoming aquatic facility projects is the Pool 2 replacement project, including the mechanical room, pool vessel, deck and bathhouse. This project is scheduled for the 2026 – 2027 Fiscal Year, for a currently budgeted amount of \$4,900,000. While it may seem this project is a little way down the road, one of this size and scope requires planning and discussions now. Over the past month, we have been researching, interviewing, and getting cost quotes from potential aquatic design and engineering firms to help guide us through this project.

Pool 2, which was originally built in 1975, was renovated in 1995 by constructing a 2-foot, double-walled cement cap on top of the original pool vessel. Over the last several seasons, we have been dealing with cracks and fissures in the pool vessel walls and inlets, which cause continuous and significant loss of expensive chemically treated and heated water. Several of these faulty inlets and wall cracks were repaired in 2024, but with the winter freeze/thaw cycle we anticipate finding more surface fissures and having to make needed repairs before opening this coming season. A full replacement of the 30-year-old renovated pool vessel is much needed and warranted and we hope we can limp Pool 2 along for two more swimming seasons before construction of a new pool begins.

Our goal for this upcoming season is to secure a design and engineering firm and begin introducing Pool 2 plan and design options and estimated costs to the Facilities Planning Committee throughout the summer. Through these committee meeting discussions, staff will then target introducing a preliminary design plan, replacement timeline, and project costs during the start of the 2026 – 2027 budget process in October. As always, we will keep you updated along the way.

Although not aquatic related, another project on our minds is the replacement of the old Lakeside Center building. At their February 11 meeting, the Board of Directors reviewed three conceptual design and floor plan options for the building, which all come in at around 2,000 square feet. The new building will provide a large workout/fitness area, restrooms with showers, a small business center with wi-fi and printing access, and a multi-purpose room which could be used for specialty fitness or other programming and events. The board quickly eliminated one of the design options and we will be working with Willett Hoffman Engineering to make minor modifications to the other two floor plans for further consideration. According to our project schedule, we anticipate having a final preliminary design report available for review by mid-April, and if all goes well, construction to begin sometime this summer.

## 2025 – 2026 Assessments

The annual assessment invoicing process has been completed, and statements were mailed to Property Owners in mid-January. If you have not received an invoice from Woodhaven, please contact the Association Office. The January invoice will be the only notice sent prior to the March 31, 2025, due date. This issue and next month's issue of the Woodhaven News will include reminders of your assessment responsibilities.

The assessment invoice provides Owners with the choice of two payment options. The first is full payment on or before March 31, 2025. When Property Owners choose this option, you will receive a \$30 discount on lots with sewer service or a \$25 discount on lots without sewer services.

The second option is an installment payment plan. The first installment requires 50% of the total assessment due (\$747.50 for sewer lots and \$687.50 for non-sewer lots) to be paid plus or minus any prior year balance amounts included on the statements. The first installment payment is due on or before March 31, 2025. The second installment of \$373.75 for sewer lots and \$343.75 for non-sewer lots is due on or before May 31, 2025. The third and final installment of \$373.75 for sewer lots and \$343.75 for non-sewer lots is due on or before July 31, 2025.

With either option, please make sure your payment is received before the due date. Payments received after March 31, 2025, will be charged an additional late fee of \$50. For the second and third installments, payments received after their due dates will be charged an additional late fee of \$25 per installment payment.

Assessment payments can be made in the following ways:

- In-Person at Association Office (Mon.-Sat. 8:30 a.m.-4:30 p.m.)
  - » Cash
  - » Check
  - » Credit Card – 3.25% Convenience Fee
- By Phone at Association Office – 815-849-5209
  - » Check – ½ % + .35 cent Convenience Fee
  - » Credit Card – 3.25% Convenience Fee
- Online at [www.woodhavenassociation.com](http://www.woodhavenassociation.com) through Payment Portal
  - » Check – ½ % + .35 cent Convenience Fee
  - » Credit Card – 3.25% Convenience Fee

## Other News and Notes

- The Administration Office, ESAC and Woodhaven Lakes Realty will extend Saturday hours beginning March 1 to 8:30 a.m. to 4:30 p.m.
- The 2025 Woodhaven Recreation and Events Calendar is available at the Association Office. The new Member Guides are also available!
- All improved trails were recently graded and compacted, with four sections getting a resurface.

While the above information is a lot to digest, we truly appreciate all of you who take time to read our monthly Woodhaven News article (except for February!) and choose to be informed about the business and events of your association. To show our appreciation, we would like to give those of you who made it this far into this month's article a chance to win a few Woodhaven goodies. To enter, simply go to the Woodhaven website, find the "Contact Us" page and use the "E-Mail Us" form to supply your name, section/lot and a brief note that you would like to be entered into the drawing for the Woodhaven goodies prize package mentioned in the Management Team article from the March 2025 Woodhaven News. We will draw one grand-prize winner on March 15 to win a prize package to include a 2025 Woodhaven tin tacker, two 2025 "Campfire Chronicles" theme t-shirts, a Woodhaven Race from the Gate board game, a \$20 Woodhaven Gift Certificate, and a few other special surprises. Five consolation winners will be drawn for a \$10 Woodhaven Gift Certificate. Good luck and, see, it does pay to be properly informed!



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## FIRE SAFETY TIPS

### WHAT ARE FIRE SAFETY TIPS?

*Mike Flanigan, Communications Committee*

Fire safety tips are tidbits of information that can supplement fire safety practices of maintaining a secure and hazard-free environment to keep people safe from fire accidents. It's important to be well-informed about fire safety and preventive measures.

**Smoke Alarms:** Install smoke alarms on every level of your dwelling, inside bedrooms and outside sleeping areas. Be sure to test all smoke alarms once every few months, if not working replace batteries or unit, if smoke alarms are 10 years old they should be replaced.



**Fire Extinguishers:** You should have at least two 5LB ABC Fire Extinguishers, you should inspect them once a year making sure they are fully charged and ready to go.

**Inspecting Fire Extinguisher:** Inspecting - check the gauge to make sure the gauge needle is in the green as well checking the hose, making sure there are no kinks or damage to the hose. By doing so you are making sure your unit is ready to go.

If the gauge needle is in the red or 10yrs old, then it should be replaced.

**How to use an Extinguisher:** Use the Acronym P.A.S.S Pull- Aim- Squeeze and Sweep at the base of the fire.

**Camp Fire Safety:** Remember to never leave your campfire unattended, and always extinguish your campfires when turning in for the night. Never use accelerants (flammable) liquids to start your fire. Doing so may cause a flash explosion and bodily harm or death.

Always have a water source, a garden hose or water fire extinguisher nearby.



**BY NO MEANS ARE YOU TO FIGHT LARGE FIRES; LEAVE THAT FOR THE LOCAL FIRE DEPARTMENT.  
IF YOU SEE OR HAVE A FIRE, CALL PUBLIC SAFETY 815-849-5915 AND 911.**

## BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their December 11th, 2024, meeting:

*Full meeting minutes will be posted to the Members tab on our website after approval at the January 14th meeting.*

1. Motion was made to approve the November 12, 2024 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
2. Motion was made to move item 3 under Executive Session – Pool 1 Mechanicals Contract to item 3 under New Business. Motion passed unanimously.
3. Motion was made to allocate the surplus funds of \$93,536 to the Association’s reserves. Motion passed unanimously.
4. Motion was made to approve the assessments for the 25-26 year totaling \$1,495 for lots with sewer and \$1,375 for lots without sewer. Motion passed unanimously.
5. Motion was made to accept the quote from R.E. Wolber & Sons Excavating for \$31,486 to do various trail work. Motion passed unanimously.
6. Motion was made to approve the O’Brien 2-phase project and the EZ dock system with a not-to-exceed cost of \$420,000. Motion passed unanimously.
7. Motion was made to approve the bid from Helm to replace the Pool 1 mechanical room for \$614,000. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their January 14th, 2025, meeting:

*Full meeting minutes will be posted to the Members tab on our website after approval at the January 28th meeting.*

1. Motion was made to approve the December 11, 2024 – Board of Directors Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the December 11, 2024 – Board of Directors Executive Session Minutes. Motion passed unanimously.
3. Motion was made to temporarily suspend privileges for Section 2 Lot 138 until the property is transferred to a natural person and a recorded deed is provided to the Association. Motion passed unanimously.
4. Motion was made to temporarily suspend privileges for Section 5 Lot 326 until the membership application is complete. Motion passed unanimously.
5. Motion was made to temporarily suspend privileges for Section 26 Lot 21 until it is brought into compliance. Motion passed unanimously.
6. Motion was made to accept the 3-year contract proposal from Republic Services. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their January 28th, 2025, meeting:

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

1. Motion was made to approve the January 14, 2025 – Board of Directors Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the January 14, 2025 – Board of Directors Executive Session Minutes. 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.***

**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.

**MARCH**

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

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

**APRIL**

**8th** Board of Directors' Meeting, NIU Naperville Campus 7:00 p.m.

**22nd** 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**



## 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: \$

[illegible]

## NOTES FROM THE COMMUNICATIONS COMMITTEE

- Check out our YouTube channel (WoodhavenLakes1) – we've begun posting informational videos on our facilities with many more to come!
- Make sure to stop at the Association Office for a new Member Guide. Great for both current and prospective Owners!

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

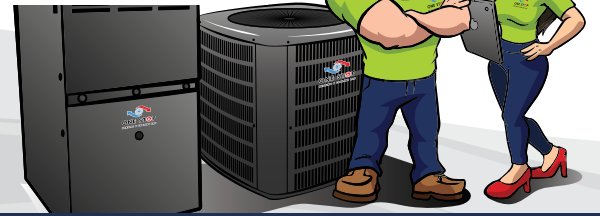
Branch of Military: \_\_\_\_\_

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

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

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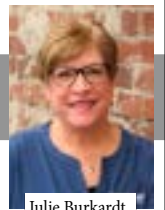
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Lexi Willey



Lisa Quest



Julie Burkardt

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Protecting Your  
Family

As of Oct. 1, 2024, Foremost is allowing us to write Park Model insurance for those without prior insurance, a change from last year's policy where Foremost would only take new purchases or if they had been insured within the last 10 days.



## 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	
3/72	DAVID & MARY POTTHOFF	PERU	IL
04/53	MICHAEL & GAIL FRY	PLAINFIELD	IL
5/249	ROY & BRANDY IMWIE	ADDISON	IL
5/462-3	RUSSELL SERGENT	MUSKEGO	IL
7/35-6	DANIEL SOLORIO	OAK LAWN	IL
7/138	VICTORIA MURPHY	TINLEY PARK	IL
9/6	SHIRLEY BROCKINGTON	OLYMPIA FIELDS	IL
10/181	PAMELA MCCURRY	MATTESON	IL
13/122-3	CANDACE & ROBERT YEHNERT	FRANKFORT	IL
14/57	STEVE GILL	CHICAGO	IL
16/200	MELISSA ANDRZEJEWSKI	SHOREWOOD	IL
16/200	YADIRA QUINTANILLA	SHOREWOOD	IL
17/135	ERIN VACHE	SPRING GROVE	IL
17/135	MICHAEL NOWAK	CANDLER	NC
25/95	STEVEN CATEY	NORTH AURORA	IL
26/120	LOUISE ORTIZ-LYNCH	TINLEY PARK	IL
29/200	RUSSELL SERGENT	MUSKEGO	IL
29/213	CRISTINA & JAQUELINE VALENZUELA	VILLA PARK	IL
29/350	ALEXANDER NIEVES	CHICAGO	IL
29/361	MATTHEW FASE	LOCKPORT	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

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## ESAC CITATIONS - DECEMBER

Sec/Lot	Violation
2/224	RV cord plugged into extension/adapter; no gasket on flex line
3/234	Holes/rotten wood on shed
5/214	Holes/rotten wood on shed; shed roof damaged; bldg. materials
11/42	Building materials – deck blocks
11/43	Damaged piece of flex line attached to RV port
11/113	RV cord plugged into adapter; extension cord into shed
11/198	No permit for RV; bldg. materials – PVC pipe
13/115	Building materials – patio blocks
14/78	Non-burnable items in fire pit
15/114	Overhead enclosed with canvas; no registration on SMV, moped
17/160	Registration for moped not visible
11/243	No permit for gravel; gravel pile not used
21/262	Deck permit expired; bldg. mat – lumber, plywood, timbers
22/129	Hole/rotten wood on shed
24/93	Damaged/patches on skirting; inappropriately stored items
27/95	Not enough glass on room; bldg. mat; no ring around burn area

## ESAC CITATIONS - JANUARY

Sec/Lot	Violation
1/86	Exposed wood on shed; shed roof deteriorated
1/115	Gravel around fire pit less than 5' from line
1/119	LSV registration expired 5/31/24; lights in trees
2/175	Exposed wires on deck; bldg. material – plywood
2/224	Gasket at flex line/PVC inlet not secure
3/6	RV seams open; RV awning damaged
3/90	Removal of tree without prior written authorization
3/194	Building materials – lumber, posts, miscellaneous
5/157	No permit to rework deck; bldg. materials
5/214	Holes/rotten wood on shed; shed roof damaged
5/216	Holes/rotten wood on sheds; roof roofing damaged
5/242	Building materials – bricks, blocks
6/1	No railing on deck; bldg. materials on utility trailer
8/116	Hole/missing shingles on shed; bldg. materials
9/168	Building materials - blocks
10/86	No permit for RV
11/113	RV cord plugged into extension/adapter
11/173	Hole/rotten wood on shed; misc bldg. materials
12/20	Hole in shed; shed door not closing; holes in walk
12/42	Tape on sewer inlet; RV seams open; hole in floor
13/38	Room roofing damaged
13/115	Building materials – patio blocks
13/120	Holes/rotten wood on shed; shed roofing damaged
14/29	Building materials – railroad ties
14/78	Non-burnable items in fire pit
15/139	No permit for patio; patio less than 15' from front
16/178	Driveway over 178/177 line
17/160	Registration on moped not visible
17/206	Building materials – blocks, antenna
19/79	No permit for patio; bldg. mat – gutters, blocks
20/8	RV seam open; bldg. materials – PVC pipe
21/8	Light pole/base over 8/7 property line
21/97	No permit for locker; windows/doors not RVIA
21/151	Garden fencing not removed 12/1-3/1
22/53	Building materials – railroad ties, timbers
22/160	Rotten wood on room fascia
24/93	Plywood patches on skirting; damaged skirting
26/248	Exposed wire over 248/249 line
28/38	Boat over rear property line/in out lot

## PUBLIC SAFETY CITATIONS - DECEMBER

Sec/Lot	Owner/Guest	Offense
24/226	Owner	Overnight occupancy without an active "in" pass for that lot

## PUBLIC SAFETY CITATIONS - JANUARY

Sec/Lot	Owner/Guest	Offense
28/120	Owner	Disorderly conduct

## 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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# 815-539-5142

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# MARCH

MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY																													
FEBRUARY						APRIL						1		2																											
M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su																												
3	4	5	6	7	1	2	7	1	2	3	4	5	6																												
10	11	12	13	14	8	9	14	8	9	10	11	12	13																												
17	18	19	20	21	15	16	21	15	16	17	18	19	20																												
24	25	26	27	28	22	23	28	22	23	24	25	26	27																												
3						4						5						6						7						8						9					
READ ACROSS AMERICA DAY																														DAYLIGHT SAVING TIME BEGINS											
10						11						12						13						14						15						16					
						Board of Directors' Meeting 7pm   NIU Conf. Center																																			
17						18						19						20						21						22						23					
ST. PATRICK'S DAY																																									
24						25						26						27						28						29						30					
31						Board of Directors' Meeting 7pm   NIU Conf. Center																																			
1st Assessment Due																																									



# RECREATION & ACTIVITIES

## Open Air Market 2025

Registration is now open for the 2025 market season! We are looking forward to being able to host a safe and fun event for all! The dates for the 2025 season will be:

Sunday, April 27 – Spring Fling Weekend

Sunday, May 26 – Memorial Day Weekend

Sunday, July 6 – July 4th Weekend

**\*Saturday\***, August 2 – Main Event Weekend

Sunday, August 31 – Labor Day Weekend

Sunday, October 12 – Fall Fest Weekend

We will accept registrations for the Open Air Market on a first come, first served basis until the spaces have been filled or until the registration deadline, Monday two weeks before the event. We are only sending two registration forms, but you can also register online for all the events at: <https://woodhavenassociation.com/open-air-market/>. Many markets are already close to capacity, so make sure to register soon if you plan to be a vendor.

The Open Air Market will take place in the same location, on the path leading from the Rec Plex to the General Store. In this area, the only bathroom access available is handicapped accessible porta-johns. Rec Plex bathrooms are over 100 yards away. Please keep this in mind when registering for the Open Air Market. As always, vendors must purchase enough booth space to accommodate their vehicles and/or trailers. There are no preferential spots for those with large trailers, and we encourage vendors to keep this in mind when sending in their registration form.

Note: If you are selling items through a multi-level marketing company, we do not limit the number of vendors per show; there is a potential for multiple vendors from the same company. We would like vendors' help in continuing to focus on the efficiency of our check-in process. We need to make sure those vehicles that are dropping off supplies and parking elsewhere are not blocking the access path while they are unloading. Vendors must please be aware of their vehicle, so that our check-in process can continue while they are unloading.

## Children's Easter Egg Hunt

**SATURDAY, APRIL 12TH**

It's that time of the year again! We can't wait to see all the families hopping on over to the Rec Plex for our annual Easter Egg Hunt. Registration and check-in will take place at the Rec Plex Multi-Purpose Room starting at 11 a.m. The cost of the Easter Punch Pass will be \$5 per child. From there the hunt will begin through the grassy areas surrounding the Rec Plex. Everyone will receive a special prize. We will also offer a special section of the egg hunt geared towards our younger participants (ages 3 and under) who may not be ready for the "big" kids hunt. After the egg hunt, stop by the Creation Station where we will be having a craft. The Creation Station (Arts & Crafts Room) will be open for children to make an Easter craft. (This is included in the egg hunt fee.) Children will be treated to a snack and drink as well. Bring your camera and capture the memories of your little ones enjoying this favorite Woodhaven activity. Be sure to see the Easter Bunny who will be hopping around at the activities!



# CABIN FEVER





# 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.



Looking for places to shop and play  
while you stay? [visitleecountyil.com](http://visitleecountyil.com)

VISIT



LEE  
COUNTY  
ILLINOIS

## Taxes vs Assessments

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

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

### ANNUAL ASSOCIATION ASSESSMENT

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

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

It is important to understand that the individual annual assessment amount is based on the number of billable properties located at Woodhaven. Therefore, every billable lot with sewer service is billed the exact same assessment amount. Also, every lot without sewer service is billed the same amount as every other lot in Woodhaven without sewer service. And because the assessments are actually billed to each billable lot, Property Owners who own multiple lots are required to pay an assessment for each lot they own; there are no discounts for multiple lot Owners, nor senior citizen or other discounts.

### PROPERTY TAXES

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

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

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

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

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





So happy we were able to get 29 of the Florida Goodtimers/Anytimers together for our annual luncheon. It was held again at the Ford Garage restaurant in Lutz, Florida.

Bob Gifford always organized this event but Bob passed away so I..Sharyn Gifford will carry on his tradition.

The following are the names of people who attended:

Carol Soltis, Sharyn Gifford, Suz and Ernie Mitchell, Pixie and Jim Koenig, Sharon Vanco, Kim Gibas, Lois and Herb Blackwell, Jack Kmiecik, Toni and Rich Ziegenfuss, Norm and Phyllis Sippel, Mary and Neil McGrady, Roberta and Ken Burmeister, Lorraine and Cole Molyneux, Joe and Terri Delgrazzio, Jeanette and Steve Bell, Ivan and Bea Martinez, Art Dyon and Mike Dyon.



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**THE 2025 CAMPING SEASON IS UPON US! NOW IS THE TIME TO CHECK OUT THE NEW PARK MODEL FLOORPLANS AND ALL NEW DENAGO, BINTELLI, AND ICON GAS LSV'S!**



## LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE

### LEAVES

#### VACUUM

April 15-May 31

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

### BRUSH

April 15-November 30  
WEDNESDAYS

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

#### PAPER BAGS ONLY

June 1-October 31

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

#### VACUUM

November 1-November 30

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

Pickup of Landscape Waste is by Sign Up ONLY

Sign up sheets will be located at:

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

Each lot to be picked up must be signed up.

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

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

## DAILY CATCH LIMITS AND RULES - 2025

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.



Last updated:  
02/13/25



815-849-5476

*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



Welcome to the farmerette you have been waiting for. This property offers so much, while still leaving a multitude of possibilities. You'll find a spacious 3 bedroom (potential of 4), 2 bath home with two 3 car garages. The home includes all stainless kitchen appliances, washer

& dryer, water filtration system, newer steel roof, water softener, large LP tank and even a Generac generator. The layout provides openness, space, storage and endless possibilities. The location and acreage leave you open to a huge open yard, or you could have an abundant garden, plant beautiful trees, or even construct a pasture for horses or livestock. This could truly be the property you've been dreaming of. Call for a private showing quick! \$309,900



This 2 story home is literally turn-key ready! Located on a large corner lot and includes: cathedral ceilings, 2 full baths, an open loft that overlooks the living room. A master bedroom on the main floor with 2 bedrooms on the 2nd floor. Some of the many updates made to this lovely home within the

last 2 years are: the entire interior of home has been repainted, newer countertops, painted cupboards(hardware) along with stainless steel appliances. The full basement could easily be finished and the rough-in is there to add a 3rd bathroom! An attached 2 car garage to keep you safe from what Mother Nature may bring. Plenty of space on this large corner lot to host a baseball/football game! Invite the team to stay for a cookout after relaxing a bit on your lovely deck. Don't let this one of a kind find slip away-call for a private showing today! \$238,900

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

[zillow.com](http://zillow.com) | [trulia.com](http://trulia.com)

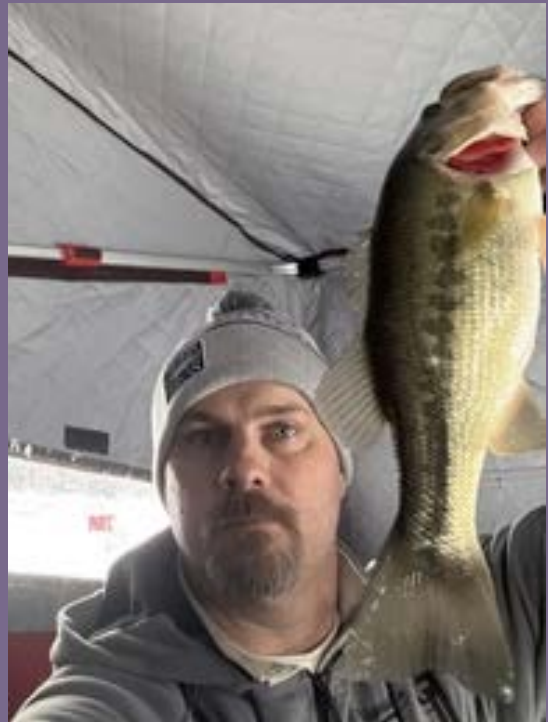
[www.facebook.com/WoodhavenLakesRealty](https://www.facebook.com/WoodhavenLakesRealty)



# CABIN FEVER FISHING TOURNAMENT RESULTS



Largest Crappie:  
Adam Brzezniak



Largest Bass:  
Bill Krolak



Stringer of 6 sunfish:  
Adam Brzezniak

((No winner of the largest Rainbow trout.))



**Lucky winners  
of the Cabin  
Fever Poker  
Walk AND  
3 BINGOs  
showing off  
their prizes!**



**A nice shed  
found by  
Andrew  
Schnase  
while playing  
a round of  
Disc Golf!**



*Thank you to Jean Goyke for the photo submissions!*

While it may seem early to be thinking about changes you might be making to your property in the coming year, it is never too early to review some of the questions you may have regarding construction projects on your property. The following are some questions and answers we hope will be helpful with your future construction plans.

**When do I need a permit?** Any additions, changes to or relocation of existing improvements requires a permit. When in doubt, contact ESAC. Our office can assist you with the correct permit for your construction. One of ESAC's responsibilities is to be certain improvements to your lot comply with the Rules and Regulations. If you are relocating a structure or "refreshing" or adding gravel to an existing patio, driveway or walkway, ESAC needs to be certain the setback requirements are still met and the gravel area didn't increase. This latter problem can occur for many reasons, including the fact that gravel "travels" if not contained by timbers. What you intend as a top coat of gravel may result in an area which exceeds the permitted square footage or setback requirements. We definitely don't want you to have to remove excess gravel if it can be avoided.

**What if I have a question about the Rules and Regulations?** The ESAC staff is always willing to answer your questions and assist you with your construction plans. Friends, neighbors and others at Woodhaven might be happy to answer your questions, but even with the best of intentions, they might not be aware of the current Rules and Regulations. Talking to ESAC first is always a good idea.

**What if I want to hire someone to do the work?** ESAC maintains a list of contractors who have registered to perform work at Woodhaven. Registered contractors have paid an annual fee and provided proof of liability insurance and Worker's Compensation insurance if applicable. If you call or visit ESAC, we would be happy to provide you with a copy of the list. The list can also be obtained at the ESAC Information kiosk in the lobby of the Association office, on the Woodhaven website and on Woodhaven's app. Please be advised that the Association cannot guarantee nor be held responsible for the work done or agreements made between you and a contractor. It is recommended you request a detailed written contract with the contractor before any work is done or payment is made. It is always a good idea to request from the prospective contractor other property owners they have conducted business with for a recommendation. The Association in no way recommends one contractor over another.

**When is a lot pinning performed?** A pinning inspection to locate your property boundary markers is required when a First Class Permit is requested and there has been no pinning or survey within the prior 12 months. You may also request an inspection in conjunction with planned construction or changes to a lot, or simply because you wish to identify your property lines. Requesting a pinning during the construction planning stage is an excellent idea to prevent possible issues delaying your construction.

While one of ESAC's responsibilities is to ensure compliance with the Rules and Regulations as they relate to lot development, we strongly encourage you to look to ESAC for assistance with your plans, the construction process and any questions you might have.

We look forward to a new year of assisting you with your plans for enhancing your property!

## 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! Please only submit topics applicable to the majority of Owners and not personal grievances (these should be submitted as Speak Up Sheets. 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*.

## WOODY SAYS.....

Have you seen the Member Guide yet? Get one at the Association Office or view online under the About tab!



### FIRE BAN FLAGS

If you notice a red flag on the driver's side roof of a Public Safety vehicle, it is an indication that a fire ban is currently in effect. Flags will remain on the vehicles for the duration of the fire ban. Please remember that no campfires or burning are allowed while a fire ban is in place. Continue to use the Woodhaven app to monitor the latest updates. If you have any questions or concerns regarding the fire ban flags, please contact the Main Gate.







**GOT PROJECTS BACK HOME? WE CAN HELP! CALL US FOR A FREE ESTIMATE TODAY!**

- |  |  |
|--|--|
| ■ <b>ROOFING</b>                               | ■ <b>POWER WASHING</b>                   |
| ■ <b>CARPENTRY</b>                             | ■ <b>TRAILER SKIRTING</b>                |
| ■ <b>RETAINING WALLS, SEAWALLS,</b>            | ■ <b>GLASS REPLACEMENT</b>               |
| ■ <b>PATIOS, &amp; WALKWAYS</b>                | ■ <b>GENERAL MAINTENANCE</b>             |
| ■ <b>GRAVEL DRIVES &amp; PADS</b>              | ■ <b>ROOM ADDITIONS</b>                  |
| ■ <b>PAINTING &amp; STAINING</b>               | ■ <b>Durabilt</b>                        |
| ■ <b>CUSTOM BUILT DECKS &amp; SCREEN ROOMS</b> | ■ <b>- 3-Season &amp; 4-Season Rooms</b> |
|  | ■ <b>- Covered Porches</b>               |



**FREE ESTIMATES | FULLY INSURED**



## 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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## OUR NEWEST WOODHAVEN LAKES LISTINGS



Sec 4, Lot 152 - \$30,000



Sec 23, Lot 42 - \$89,900



Sec 23, Lot 92 - \$27,000



Sec 26, Lot 204 - \$45,000

Sec 3, Lot 72.....SOLD  
Sec 4, Lot 53.....SOLD  
Sec 5, Lot 462.....SOLD  
Sec 5, Lot 463.....SOLD  
Sec 7, Lot 187.....PENDING  
Sec 9, Lot 6.....SOLD  
Sec 10, Lot 181.....SOLD

Sec 14, Lot 57.....SOLD  
Sec 17, Lot 174.....SOLD  
Sec 29, Lot 200.....SOLD

**\*\*Property status is as of March 1, 2025\*\***

Thinking of  
listing? Give one  
of our agents a  
call!

## ALL OF OUR WOODHAVEN LAKES LISTINGS

Sec 1, Lot 115.....\$63,500  
Sec 2, Lot 16.....\$57,000  
Sec 2, Lot 191.....\$32,000  
Sec 2, Lots 243-244.....\$89,900  
Sec 4, Lot 52.....\$59,000  
Sec 4, Lot 152.....\$30,000  
Sec 4, Lot 155.....\$26,500  
Sec 4, Lot 199.....\$22,900  
Sec 5, Lot 156.....\$39,500  
Sec 5, Lot 387.....\$25,000  
Sec 5, Lot 418.....\$89,900  
Sec 5, Lot 485.....\$34,000  
Sec 6, Lot 7.....REDUCED.....\$19,000  
Sec 7, Lot 46.....\$18,900  
Sec 7, Lot 109.....\$22,000  
Sec 7, Lot 187.....\$26,000  
Sec 7, Lot 198.....\$54,500  
Sec 9, Lot 128.....\$29,500  
Sec 11, Lot 168.....\$13,000  
Sec 12, Lot 23.....\$36,000  
Sec 12, Lots 58 & 59.....\$96,000  
Sec 13, Lot 52.....\$44,500  
Sec 13, Lot 89.....\$27,000  
Sec 13, Lot 100.....\$37,500

Sec 14, Lot 17.....REDUCED.....\$22,900  
Sec 14, Lot 29.....\$39,900  
Sec 14, Lot 92.....\$18,250  
Sec 15, Lot 108.....\$57,500  
Sec 15, Lot 130.....\$29,000  
Sec 15, Lot 185.....\$65,000  
Sec 16, Lot 107.....\$66,500  
Sec 17, Lot 175.....\$65,000  
Sec 21, Lot 154.....\$25,000  
Sec 22, Lot 160.....\$53,000  
Sec 23, Lot 42.....\$89,900  
Sec 23, Lot 92.....\$27,000  
Sec 25, Lots 2 & 3.....\$91,000  
Sec 25, Lot 25.....\$79,900  
Sec 25, Lot 85.....REDUCED.....\$25,000  
Sec 25, Lot 89.....\$32,000  
Sec 25, Lot 90.....REDUCED.....\$25,900  
Sec 26, Lots 204.....\$45,000  
Sec 28, Lot 93.....\$25,000  
Sec 28, Lot 94.....\$49,900  
Sec 28, Lot 122.....\$24,000  
Sec 28, Lot 123.....\$24,000  
Sec 29, Lot 153.....REDUCED.....\$23,000

## Commercial Listings



### 707 Freeport Rd., Sterling \$650,000

Starting your own business has never been more accessible! 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, and inviting beer signage. This property boasts 2.52 acres of land, featuring a fenced outdoor patio perfect for gatherings.



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



**Tiffaney Vanous**  
REALTOR\*  
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erbesrealty.com



**Tonja Greenfield**  
REALTOR\*  
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tgreenfield@  
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**Mark Schuemann**  
REALTOR\*  
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March – “in like a lion and out like a lamb” what does it mean? This proverb is known well by most people. We learn it during school, early in life; the idea that the beginning of March has very cold weather (thus coming in like a lion, cold, frigid, biting winds) and the end of March we see warmer, nicer weather (like the niceness of a lamb, warm, fluffy, docile, spring-like). We can also take this proverb and reverse it for certain parts of the U.S. and occasionally right here in Illinois - “March comes in like a lamb and goes out like a lion.”

The saying most likely started as a reference to astronomy as the constellations Leo and Aries appear in March. Leo (the lion) rises in the east to start March, and the month ends with the constellation Aries (the ram/lamb) setting in the west. Over time, the saying’s focus has evolved into the changing weather with the changing seasons.



So, is the saying true? Does “March come in like a lion and out like a lamb?” According to the National Weather Service – Quad Cities, only about 30% of the time has March come in like a lion. But we will see what 2025 might bring.

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

**Common Loon** (*Gavia immer*) are birds that we occasionally find on Woodhaven Lake during spring or fall migration. A bird or two might see this large body of water and decide it’s a good place to stop, find some food, and rest before heading further on during its long journeys. Loons are mostly known for their haunting calls, almost like a yodeling song.

Larger than a mallard, Common Loons are a large, heavy-billed loon. During the breeding season, adults have a black-and-white checkerboard pattern across their bodies with a full black head and red eye. In the fall, the birds molt into their nonbreeding plumage: a plainer gray above and white below. Their dagger-like bill is usually held straight and appears fairly large.

Stealthy divers, these loons submerge without a splash to catch fish, their primary food source. On northern lakes loons tend to eat perch and sunfish. If the water is murky or fish are scarce, they will eat crustaceans, snails, leeches, and aquatic insect larvae. Common Loons breed on quiet, remote freshwater lakes in the northern U.S. and Canada and are sensitive to human disturbance. During the winter, they can be found on lakes, rivers, estuaries, and coastlines with open water.

The range of the Common Loon includes all of North America and most of Europe. Illinois sees the species coming through from March to mid-May in spring migrations north and again in mid-October to December during southern migrations. Typically, in Lee County we see them in April or May. The population of this species



of loon is considered stable overall, meaning the population as a whole is doing well, however there are some smaller (more localized) population declines in areas where habitat is disappearing and overfishing of inland breeding lakes has caused disturbance and pollution.

If you want to see loons, try during the spring migration in McHenry or Lake counties in Illinois (north of Chicago). Or if you can take a longer trip, head up to northern Wisconsin, Minnesota, or into Canada!

**Fun fact:** Common Loons are rarely found on land. They require large bodies of water with enough surface area to take off using a flapping-and-running technique across the water. This is because their bodies are heavy relative to their wing size, so they need at least 100-600 feet of “runway”. The Common Loon is the Minnesota State Bird!



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