

WOODHAVEN NEWS

AUGUST '25 | VOL. 42 NO. 7



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MESSAGE FROM THE PRESIDENT



It's hard to believe the Fourth of July has come and gone. It was a great weekend. A little hot, but better than rain all weekend.

There was an LSV and scooter parade that had almost 200 participants, and many Owners were out there cheering them on, a great band, food trucks, crowded pools and beach, and so many more activities.

There are many major topics being discussed by the Board at the last few meetings.

The first major topic is the consideration of a gaming parlor in the space previously leased by the bank. This has been discussed at the monthly Board meetings for the last several months. The Board asked staff to gather more details on the cost to do the project and the overhead and staffing to operate it. The discussion continues with plans for a vote by the Board in the next few months.

The second major topic was the replacement of the Lakeside Building. Unfortunately, the cost to build came in higher than budgeted, so staff is reviewing this with engineering and a couple of builders to see what can be done. Try to attend the upcoming Board meetings, or at least watch them afterwards, for updates on this project.

The third major potential project is installing solar panels at multiple locations throughout the park. The cost of electricity is skyrocketing, and with no real end in sight. The solar panel installation, with grants from federal and state governments, will start saving us money within a very reasonable timeframe. This will also be voted on by the Board in the next couple of months.

Lastly, I will take a minute to discuss the ice cube shortage that happened during the Fourth of July Weekend. I know there were so many people upset about it, and I understand that. The Facebook pages and conversations around the park about our management team dropping the ball on this were understandable, but not justified. The problem was the ice cube vendor that services our facilities and others in the area. Our staff ordered ice as they have done the last few years, but the problem was that the distributor could not keep up with the demand and was unable to fill our orders or those of other places in the area. The management is just as unhappy that this happened as our Owners are. I can tell they are already looking for solutions to prevent this from happening again.

I hope everyone continues to enjoy their camping and is looking forward to seeing everyone at the Main Event Weekend!

Daniel Rossi,

Board of Directors President

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

ASSOCIATION OFFICE/ESAC

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

WOODHAVEN LAKES REALTY

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

REC PLEX

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

STARTING 8/17 -----

Saturday | 10 a.m.-10 a.m.
 Sunday | 10 a.m.-4 p.m.
 Monday - Friday | 4 p.m.-9 p.m.

NATURE CENTER

Sun, Mon, Wed, Thurs, Fri | 9 a.m.-3 p.m.
 Saturday | 10 a.m.-5 p.m.
 Tuesday | CLOSED

GENERAL STORE

Mon, Wed, Thurs | 8 a.m.-4 p.m.
 Friday & Saturday | 8 a.m.-10 p.m.
 Sunday | 8 a.m.-3 p.m.
 Sunday 8/31 | 8 a.m.-10 p.m.

CAMPSTOVE RESTAURANT

Wednesday-Monday | 8 a.m.-11 a.m.
 Tuesday | CLOSED

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

PIZZA PLUS

Mon, Wed, Thurs | 11 a.m.-1 p.m.
 Friday & Saturday | 11 a.m.-9 p.m.
 Sunday | 11 a.m.-2 p.m.
 Sunday 8/31 | 11 a.m.-9 p.m.

BAITSHOP

Mon, Wed, Thurs | 8 a.m.-3 p.m.
 Friday | 8 a.m.-7 p.m.
 Saturday | 7 a.m.-7 p.m.
 Sunday | 7 a.m.-3 p.m.

WOODY'S TRUE VALUE

Fri. 8/1 - Sat. 8/2 | 8 a.m.-6 p.m.
 Sunday 8/3 | 8 a.m.-4 p.m.
 Monday - Saturday | 8 a.m.-5 p.m.
 Sunday | 8 a.m.-3 p.m.
 Fri. 8/29 - Sun. 8/31 | 8 a.m.-6 p.m.

FAMILY CENTER

Daily | 11 a.m.-7 p.m.

LAUNDROMAT

24 hours

LAKEVIEW

Daily | 7 a.m.-Dusk

IMPORTANT PHONE NUMBERS

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

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

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

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

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

For inquiries regarding the Woodhaven News, or to submit a letter to the editor:
NLeffelman@woodhavenAssociation.com

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



It feels as though we were just prepping and planning for the summer season, and yet we are already past our first two summer holidays. This year's theme t-shirts have proven to be a big hit, and the Recreation staff have placed and received a second order of "Campfire Chronicles" t-shirts to replace sold-out sizes, and we are on our third order of Woodhaven-themed bourbon and cinnamon whiskey from our friends at WITNESS Distillery, available for sale in the General Store. It certainly has been a great start to the season, and now we are already quickly approaching back-to-school time!



So far, the "big talk" of the summer has been discussions on potential uses for the former bank space at the General Store. At the June Board meeting, staff presented a business plan, including initial investment costs and potential revenue amounts, to consider repurposing the space to include a video gambling parlor. The goal of this idea is to provide Property Owners and guests with additional recreational, entertainment, and social interaction experiences on the property while also generating an added revenue stream for Woody's General Store and the Association. Staff estimate annual revenue projections of \$50,000 to \$100,000 per year based on other local businesses that offer video gaming machines. These revenue estimates would provide a rate of return on the initial investment of less than one year. Despite the potential revenue amounts and additional recreational opportunities, not everyone is on board with this idea. The main argument expressed by those who are against this plan is that gambling machines just don't fit into a family-centric community such as Woodhaven. We certainly appreciate all the Speak-Up Sheets submitted by Owners with opinions, along with different recommendations and ideas of how to repurpose this space if the Board ultimately decides to go with a different plan. The Board of Directors reviews all submitted Speak-Up Sheets



and considers all opinions and ideas before it makes its decisions on this and all projects. Rest assured, whether you are for or opposed to the idea of gaming machines at Woodhaven, your Board will make an informed decision that they believe is in the best interest of Woodhaven as a whole.



Another project that staff and the Board are still working toward is the replacement of the Lakeside Building. The Board has approved a preliminary design plan for a 2,200 square-foot building to include space for a workout facility, showers, and additional multi-purpose space. Unfortunately, preliminary projected costs provided by Willett, Hoffman & Associates came in at about 1.2 million dollars, almost double what we have budgeted for this project. We are currently working with Key Builders and another local contractor to see if a design/build concept could bring the project total closer to the amount budgeted. To go this route does require development of more detailed architectural plans and project specifications, which will help provide us with more accurate project cost estimations. We hope to have more concrete cost estimates to present to the Board and all Owners in the next month or so, regardless of what is ultimately decided about the replacement of the Lakeside Building, the current fitness equipment is scheduled to be replaced in the coming months, new building or not.

While still in very early discussions regarding design, planning, and construction, the Pool 2 and bathhouse replacement project is scheduled for fiscal year 2026 - 2027. Frank Pirisi from Williams Architects has presented the Facilities Planning Committee and Board with a preliminary design concept for Pool 2, while repurposing the Family Center to include a new bathhouse. By repurposing this space, it would allow the current bathhouse to be removed, opening sightlines to the lake, and allow for a larger deck area. The current plan also includes a separate run-out slide, a wet deck with water features, ample bench seating in the pool with zero-depth entry, and an activity area that can also be used for lap swimming. As the Facilities Planning Committee and Board begin to firm up Pool 2 and bathhouse design plans and projected project costs, we will begin sharing conceptual drawings and ideas in the *Woodhaven News* and on our website over the next few months for your review and comments.

Another project up for consideration is the installation of solar panels on several Woodhaven facilities. Staff and the Board have reviewed an initial proposal from the Arrow Group to consider improvements intended to reduce the kilowatts needed to operate our facilities. ComEd delivery charges were already increased significantly in June of this year. Contractually, we are locked into our supply rate until December 2025. After this time, we anticipate increases ranging from 17% to 30%. With solar installations such as those being proposed, we can generate energy before the meter box at each of the installed locations, reducing electric costs and minimizing our vulnerability to future large electrical rate increases. Proposed locations for the installations include the Service Center, Maintenance Building, General Store, Pool #1, Main Gate, Administration Building, Water Plant, Water Tower, and Rec Plex. Those nine facilities use just over 1.15 million kilowatt hours per year. Conservative estimates provided indicate that installation of solar panels at those facilities could reduce needed electricity by more than 43%, resulting in savings of more than \$62,000 per year. When this project was first proposed in early summer, our plan was to have discussions at the committee and Board levels with the intention of introducing these nine projects during the budget planning and process for potential funding and implementation in the next fiscal year, if approved. Unfortunately, federal credits for these projects are greatly reduced beginning in 2026, and are virtually eliminated the following year, which would increase our total upfront costs and rate of return, making these projects a little less attractive. Because of the reduction and elimination of these federal credits, time is of the essence. We will be presenting these projects to you, the Membership, for further discussion and approval at your annual Membership Meeting in August. See more details on the following page.

WELCOME NEW PROPERTY OWNERS - JUNE

"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	
01/011	VERONICA CAMACHO	MARSEILLES	IL
03/229	YOLANDA EVETTE MERCADO	CHICAGO	IL
05/257	ANDREAS & JULIE KLINKO	LOMBARD	IL
05/485	PRZEMYSLAW & ANETA KALINOWSKI	MOUNT PROSPECT	IL
05/505	LINDA SEATON & MICHELLE HOLEYFIELD	CHICAGO	IL
07/109	PAMELA FLORES & BELINDA FLORES	AURORA	IL
07/167	& KATRINA HAYA H ALBIS	DES PLAINES	IL
11/007	JESSE MORALIS JR	SHOREWOOD	IL
11/008-9	PAULETTE GIMPEL & JESSE MORALS	SHOREWOOD	IL
11/059	JUNIOR & NAIHELY PEREZ	MONTGOMERY	IL
11/075	RUSSELL MC FEELY	WOODSTOCK	IL
11/292	LILIA & JUAN RIVERA	JOLIET	IL
15/062	TRACI & JOHN BALE D'ANCA	CHICAGO RIDGE	IL
18/018	RYAN & MEGHAN GRACE	DARIEN	IL
18/109	JACQUELINE DUNBAR	WILLOW SPRINGS	IL
20/035	ALVARO ZAVALA & CARMELA GONZALEZ	JOLIET	IL
20/059	DAVID & JANICE MATOS	GRIFFITH	IN
25/090	JORGE L MARTINEZ	CICERO	IL
25/118-9	MICHAEL & LISA AHLERT	DownerS GROVE	IL
26/181-2	FIDEL RAMIREZ & FIDEL RAMIREZ JR	CHICAGO	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	402-403	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	Diana Fontanez	247		
Sect. 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	Milagros Irizarry	163
Sect. 28	---			
Sect. 29	James Robinson	31	Arthur Orsini	37

ESAC CITATIONS - JUNE

Sec/Lot	Violation
3/37	Inappropriate disposal of debris/drainage blocked
3/221	Loose patches on shed; bldg. mat lumber
4/96	Holes in flex line; RV awning damaged; bldg. mat.
5/218	Shed door not closing
6/41	No permit for RV; RV less than 7' from line
6/68	Shed roof deteriorated; shed seams separated
6/74	No permit for deck, OH, screens, relocate shed
6/114	Tape on broken window; soffit damaged
7/54	Broken window on RV; damaged POH frame
9/35	Damaged shingles on shed; bldg. materials
9/54	No permit for portable overhead; bldg. materials
10/221	Rotten wood on shed; holes in shed roof
11/164	Miscellaneous items stored on utility trailer
11/166	Opening in meter box; inappropriate storage
11/203	Cord plugged in under overhead
11/241	Tar paper not properly installed; bldg. materials
11/306	Deck/railing not completed/permit expired
11/321	Extension cord plugged into exposed outlet
15/12	Miscellaneous building materials
15/158	Sewer line broken; bld. mat-lumber, siding, roofing
17/25	Bldg materials- blocks, pipe; wood pile in out lot
17/59	Room less than 7' from 59/58 line; holes in roof
17/184	Plywood panels enclosing screen room
17/191	Registration on van expired 2023
17/270	Building materials - lumber, metal roofing
22/42	PM skirting damaged
22/65	Building materials - plywood
23/154	Exposed wood on shed
25/39	Exposed wire at junction box; bldg. materials
26/27	Exposed outlet on RV: door missing trim
26/44	No railing on deck
26/117	Bldg materials-timbers, roofing
26/226	Broken window on RV
27/33	Overhead supported by RV soffit
27/123	Spray foam on shed; building materials
29/264	Removal of tree from out lot without permit
29/362	Hole in sewer line; rotten wood on step

PUBLIC SAFETY CITATIONS - JUNE

Sec/Lot	Owner/Guest	Offense
4/96	Owner	All external fires shall be contained within the fire pit
4/96	Owner	Unattended fire
4/96	Guest	Speeding 31 mph in a 20 mph zone
4/96	Guest	Speeding 30 mph in a 20 mph zone
6/29	Owner	Use of roadways shall be restricted to licensable vehicles
8/89	Owner	Overnight occupancy without an active "IN" pass for the campsite
9/90	Guest	Driving on trails and common property
10/17	Guest	Failure to obey posted stop sign
11/310	Guest	Passengers must be confined within the passenger area of the motor vehicle
12/33	Guest	Pets must be restrained
13/66	Guest	Speeding 30 mph in a 20 mph zone
16/20	Guest	Actions that are unsafe or constitute a nuisance to others
17/257	Guest	Speeding 30 mph in a 20 mph zone
15/94	Owner	Unattended fire
16/191	Guest	Passengers must be confined within the passenger area of the motor vehicle
19/18	Guest	Failure to obey a traffic control device
28/90	Owner	Written warning for speeding
29/61-2	Owner	Use/possession of a firework that explodes or propels

OBITUARIES



MARY JO A. ROZUMALSKI - Mary Jo peacefully passed away April 6, 2025, in West Bend, WI. Mary Jo was born in Milwaukee, October 4, 1944, daughter of the late Ralph Rozumalski, and Mildred (nee: Hildebrandt) Rozumalski. Mary Jo held a Bachelor's and Master's degree in education and taught physical education for 30 years in Dolton, IL.

Mary Jo was also a dedicated Recreation employee and Communications Committee member for several years.

Mary Jo loved to spend her weekends and summers at Woodhaven Lakes campground in Illinois, where many special memories were made. She had a lifelong passion for nature and the outdoors, enjoying camping, hiking and bird watching with family and friends. One of her nephews dubbed her "Queen of the Forest". Upon

retiring, she moved to a beautiful wooded area near Eureka Springs, AR, where she enjoyed many years and wonderful friends.

Mary Jo generously donated time and money to causes supporting social justice, equality, and educational opportunity for all people, regardless of race, religion, or gender. She also gave generously to groups feeding the poor, supporting wildlife and nature preservation, libraries, and higher education. In Eureka Springs, she enjoyed singing in the Ozark Chorale and volunteering in the food pantry.

Mary Jo was dearly loved and will be missed by her sisters Jane (Brad) Bratz, and Joan (Tim) Becker, nephews Steve Bratz, Matt (Ellen) Bratz, Nick (Cassandra) Becker, and niece Angela (Ryan) Pruess, other relatives, and good friends. A special thanks to Mary Diehl, her dear friend and companion, who helped Mary Jo feel loved and safe as she began her battle with dementia.

Memorials suggested by the family include your local food pantry, Habitat for Humanity, or the National Audubon Society.

REGISTERED SEX OFFENDER LIST

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

Anne's garden center Open Daily 8am-6pm

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2024 Annual Meeting
Woodhaven Association | Woody, Inc.
Woodhaven Lakes Realty
August 25, 2024 | 11:30 a.m. | Woodhaven Lakes Rec Plex

Present: Chris Collins, Diane Connelly, Harry Koeppel, Charles Muir, Laura Packwood, Dan Rossi, John Shefcik; Staff: Executive Director, Jeff Hickey; General Manager, Randy Koehler; and General Manager, Amy Ackert.

CALL TO ORDER

The Annual Meeting was held on Sunday, August 25, 2024, at 11:30 a.m. at the Woodhaven Lakes Rec Plex. Dan Rossi welcomed everyone to the meeting.

APPROVAL OF MINUTES

Dan Rossi asked for the approval of minutes from the 2023 Annual Meeting. Steve Bell 3-112 made a motion to approve the minutes. Pat Sirbas 2-279 seconded the motion. Motion passed unanimously

TREASURER'S REPORT

Laura Packwood reviewed the audit report that is provided in the Annual Report. Laura referred to page 9 to review the 5-year projection summary. Current assessments are frozen until 2026. She reviewed the projected assessments for 2026-2029. Laura referenced page 13 to review the Independent Auditor's Report from Clifton Larson Allen. Laura indicated that we were given an unqualified opinion, which was what we wanted. Laura referenced page 23 and reviewed footnote G to explain the change in the tax position for the Association. Our total assets for the period ending 2024 were \$36,564,217, and for the period ending 2023 were \$35,579,778. Total revenue for 2024 was \$13,013,740 and was \$12,316,353 in 2023. The year-end Association equity was \$11,072,980 in 2024 and \$10,867,121 in 2023. The beginning balance for our cash and cash equivalents for 2024 was \$4,848,510, and the ending balance was \$6,198,116. The cash payment to income taxes was \$60,477. Laura referenced page 24 to review supplementary information regarding future major repairs and replacements to explain what reserves are held for.

ELECTION REPORT

Charles shared the election report for 2024. The total number of mailed-in ballots was 782, and online votes were 914. Ballots not counted for unpaid assessments were 18. Total ballots were 1,679. Total votes cast were 3,869. The election results were Dan Rossi with 1,199, Laura Packwood with 1,216, John Shefcik with 1,180 votes, and a total of 274 write-in votes. Elected to the Board of Directors for 2024-2028 are Dan Rossi, Laura Packwood, and John Shefcik.

EXECUTIVE DIRECTOR'S REPORT

Jeff Hickey presented a report based on three general categories and concepts. This included a historical review and summary intended to give some perspective on where we have come from, what we have accomplished, and provide context for the planning and development of an organizational structure to meet Woodhaven's future needs. His perspective included reference to Woodhaven's history before he began his employment with Woodhaven in 1990 and through the current timeline. The second section asked the question, "What is Woodhaven ... a complexity in governance?" This included information on why Woodhaven is often misunderstood. It was originally billed as the "World's Largest Campground". It is not a campground; it is also not a home Owner's Association, a condominium Association, or a municipality. Although we have similarities with these types of

entities, we also have relevant and distinct differences.

Woodhaven is a Common Interest Community Association operating as a non-residential recreational community whose function is to own and maintain recreational areas and facilities under the Corporate Not for Profit Act as a 501(c)7 organization.

Jeff further explained how the Ownership of Woody, Inc. and Woodhaven Lakes Realty impacts the concept of unrelated business activities. Adding many additional complexities that can conflict with the not-for-profit objectives. Our leadership/governance must navigate through these challenges, balancing profit-based decision making with service-based considerations.

The final section provided an answer to the question "What is Woodhaven?" The answer provided is a community that gives more than it receives. The simple mission statement is "a private leisure time community for enjoyment by its Property Owners, their families, and their guests." Woodhaven provides an escape from the daily grind and quality time with family and friends.

This is accomplished on the premise that no one individual receives or benefits from the Association's activities. There is no single Owner or group of Owners receiving benefits - our board of directors are volunteers; in fact, the entire governance structure consists primarily of volunteers who give their time to the Association. Woodhaven provides 70 full-time jobs in varying disciplines, allowing their employees to care for and support their families, pay their taxes, and support the local taxing bodies in a supportive and challenging environment.

Thousands of first-time employees have learned from their experiences as Woodhaven employees and have moved on to become very successful and productive members of society. You pick a discipline, and there is someone out there whose first job was at Woodhaven.

Based on weekly activity assessments, Woodhaven Owners and/or their guests visit Woodhaven about 100,000 times per year, supporting the Association, local businesses, and providing about \$2M to the taxing bodies on an annual basis. Woodhaven is self-sufficient - We take care of our needs and our desires - And that is impressive!!

In closing, Jeff referenced that in his 34 years at Woodhaven, he has worked with 38 different Board Members. This is a relatively small number and is something members need to keep in perspective, as there are not many who have given up their time in these roles. They should be valued and are often asked to put up with a lot as volunteers.

STATE OF THE ASSOCIATION

Dan Rossi read the State of the Association as it is printed in the Annual Report.

ACKNOWLEDGEMENTS

Dan Rossi referenced page 10 in the Annual Report and asked that any committee members present at the meeting please stand when their committee is named to be recognized which included Section Representatives Committee, ESAC Board of Review, Public Safety Board of Review, Facilities Planning Committee, Finance Committee, Communications Committee, Deer Management Ad-Hoc Committee, Audit Committee, Environmental Committee, and Election Committee.

MEMBER BUSINESS FROM THE FLOOR

Bob Palatine, Section 10 Lots 284 & 285 - Bob is very encouraged by the way the executive staff runs the park. He thanked staff across all departments for everything they continue to do for the park. He also addressed the Board and thanked them as well.

Pam Smith, Section 7 Lot 209 - Pam acknowledged everything the Nature Center has done for crafts and activities.

Victoria Murphy, Section 7 Lots 127 & 159 - Victoria submitted a speak-up sheet requesting the 2nd RV permits. She agrees that it should be controlled but feels that it is a little restrictive in season. She would like to keep the max number of days the same but increase the number of permits allowed.

Donald Smagacz, Section 13 Lot 16 - Donald thinks the \$100 toward a new pig LP tank should instead be \$100 towards something on Woodhaven property that the money can be spent on.

Karl Heck, Section 7 Lot 161 - Karl thanked the Board, management, staff, all the committee volunteers, and all the Woodhaven membership because right, wrong, or indifferent, we are all one.

Bonnie Lowry, Section 9 Lot 146 - Bonnie said she is opposed to the order and the aggressiveness of the recommendation that was submitted to the Board from the Deer Management Committee. She thinks there are other things we should be doing before sharp shooting to cull the herd to start. She would like to start by working with the outside land owners before bringing firearms inside the park. Her fear is we will spend a lot of money taking out a set number of deer that after a couple of months will come right back in because there is a huge population outside. She is not arguing about managing the herd, but she thinks we should work on the outside first. She doesn't disagree with what was presented in the recommendation; she disagrees with the order.

Sherri Fox, Section 11 Lot 170 - Sherri asked the Board to review the bullet points regarding the recommendation from the deer management committee. Sherri started a petition asking that no weapons are used inside of Woodhaven. She has about 200 handwritten signatures of people she has spoken to. She also has an online petition that she hasn't gone through yet, but there are about 400 signatures and of those about half are Property Owners.

Lori Nowak, Section 17 Lots 199 & 200 - Lori stated she has watched the woods behind her be destroyed because of the deer. The forest used to reforest itself, but that is no longer happening. If we continue to let the deer ruin the forest, it will quickly become something the Property Owners will not be happy with.

Richard Muhl, Section 13 Lots 74 & 75 - Richard was going to the Anything That Floats race when he saw a car hit a golf cart and knocked it over with two passengers on the golf cart that didn't have seat belts on. Richard has growing concern with the number of golf carts on property.

ADJOURNMENT

Niel Smith, Section 7 Lot 209 made a motion to adjourn the Annual Meeting. Joe Packwood, Section 21 Lot 93 & 94 seconded. Motion passed unanimously. The meeting was adjourned.



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South Commercial Ave, Amboy | Open 7 Days a Week
 Monday - Friday, 7 a.m.-5 p.m. | Saturday 8 a.m.-3 p.m. | Sunday 10 a.m.-2 p.m.

AGENDA

2025 Annual Membership Meeting

Woodhaven Lakes Association
 Woody Inc.
 Woodhaven Lakes Realty Inc.

Sunday, August 24, 2025
 11:30 a.m.
 Rec Plex Multi-Purpose Room

1. Call to Order
2. Approval of Minutes
3. Treasurer's Report
4. Executive Director Report
5. State of the Association
6. New Business
 - a. Notification to allocate funds for the Solar Panel Project
7. Acknowledgments
8. Member Business from the Floor
9. Adjournment



MTA LAW

MARTHA M. TORREZ-ALLEN HERRERA
 "Martita"
 ATTORNEY AT LAW, LL.M.

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Winterizing



Memorial Tree Program

We are quickly approaching the deadline to participate in the Memorial Tree Program for 2025! While we are all aware we have lost a few trees over the years due to disease and mother nature, this program is designed to help reforest Woodhaven along with remembering all those loved ones who truly enjoyed Woodhaven. We had a great response last year and plan to continue the program for many years to come!

There are predetermined areas for the location of memorial tree planting, depending on the type of tree you choose. Cost of a memorial tree is \$200, which also includes a staked plaque to commemorate your loved one, as well as trunk protection and mulch. Participants in this program are welcomed and encouraged to assist with care and maintenance of your tree, such as watering, pulling weeds, or pruning broken branches. Please note – no additional “keepsakes” will be allowed to be placed around Memorial Trees.

Location Option 1: Northwest trail of Pine Lake.

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

Location Option 2: Common Area Reforestation

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

Planting of this year’s trees will take place in late fall/early winter. In order to participate in this round, orders must be placed by **Monday, August 18.**

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

Ornamental Tree Options



Crab Apple



Redbud



Service Berry



Hawthorne

Hardwood Tree Options



Oak



October Glory Maple



Sugar Maple



Hackberry



SEPT 6TH
CENTENNIAL PARK
SUBLETTE, IL

HOPS AND
HARMONY

WWW.SUBLETTE365.COM

Sublette 365 presents Sawyer Brown with Walker Montgomery, 2025 Hops & Harmony.

Saturday, September 6th in Centennial Park Sublette IL. Gates: 6 PM Show: 7:30 PM

All tickets are general admission. Chairs are allowed in designated areas.

Ticket prices will increase on the day of the event. For more information on the event and the fair, visit www.sublette365.com!

Sawyer Brown is heading to Sublette, Illinois, on Sept 6th with Walker Montgomery for Hops & Harmony! Over 15 craft breweries and countless country music hits all in one night!

Beer-tasting tickets include concert access, and concert-only tickets will also be available. This is an all-ages event. Tickets are on sale now at www.sublette365.com.

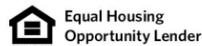
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DEPARTMENT HIGHLIGHTS

Woodhaven Lakes Realty, Inc.

Association Office | 815-849-5476



Bonita Willis
Designated Managing Broker
21 Years



Susan Heck
Office Associate
8 Years



Cooper Whitney
Office Assistant
1 Year



Mary Lovgren
Realtor® Broker
16 Years



Salvador Bayron
Realtor® Broker
6 Years

Full Service Real Estate Office

- Full service real estate office, handling both listing and sales of all types of properties.
 - > Residential
 - > Recreational
 - > Commercial
 - > Land
- Our focus is on the Recreational, and those properties move year-round.
- Our office also offers general Woodhaven tours for customers curious about Woodhaven.
- WLRI works closely with all Woodhaven departments to be able to provide full details about individual properties, as well as Woodhaven as a whole.
- We know our market! With our other listing/sales services, we maintain our work within an area of which we have solid knowledge. We're your local experts!
- We are confident in our expertise and services and feel they are best suited and appreciated close to home.
- WLRI offers closing only services, also.

Year-Round Staff

- Our Broker staff works year-round, and they maintain their own schedule and client base.
- Most of them work every weekend and assist multiple clients daily.
- Their workloads get very heavy in the warmer months, and they have to balance their time and efforts equally, no matter the price tag of the listing or budget of the buyer.
- Our office strongly encourages appointments to be made prior to arriving at our office; for listing, buying or touring. This will allow our staff to give each customer our full attention and the time needed to meet their expectations.

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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AUGUST CAMPFIRE CHRONICLES

MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
JULY				SEPTEMBER				1	2	Campfire Chronicles - Main Event		3	
M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su
	1	2	3	4	5	6	1	2	3	4	5	6	7
7	8	9	10	11	12	13	8	9	10	11	12	13	14
14	15	16	17	18	19	20	15	16	17	18	19	20	21
21	22	23	24	25	26	27	22	23	24	25	26	27	28
28	29	30	31				29	30					
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RECREATION & ACTIVITIES

As the summer months wind down at Woodhaven Lakes, we reflect on the warmth, laughter, and unforgettable stories shared around the glow of the campfire. The Campfire Chronicles have brought us closer—tales of adventure, friendship, and childhood wonder echoing through the trees. From roasting marshmallows to singing favorite songs under the stars, each night around the fire was a chance to connect, dream, and create lasting bonds. Whether it was a spooky ghost story or a heartfelt memory shared, every voice added to the magic of our summer nights. Though the season may be ending, the memories made beneath the starlit skies will burn brightly in our hearts until next summer.

REC PLEX – 20 YEAR CELEBRATION

The Rec Plex Ice Box & The Q Arcade are celebrating an incredible milestone—20 delicious years of serving up frozen treats and family fun! Since opening its doors in 2005, it has been a beloved gathering spot where the scent of waffle cones mingles with the cheerful bleeps of arcade games. Generations have come to savor classic flavors, from rich chocolate to delicious cookie dough, while tackling high-score battles on pinball machines and racing simulators. As it blows out its 20th candle, memories of sticky fingers, gleeful laughter, and friendly competition shine brighter than ever, promising many more years of frozen joy and playful nostalgia.

Join in on the celebration on Sunday, August 3rd. We will be celebrating in the Rec Plex Multi-Purpose Room at 1 p.m. with a Birthday Cake giveaway! Come share your favorite Rec Plex memories and enjoy a slice of cake with Rec Plex staff, old and new!

LABOR DAY WEEKEND!

AUGUST 29TH-SEPTEMBER 1ST

As the last days of summer approach, Woodhaven Lakes prepares for its annual Labor Day Weekend celebration—full of live music, food trucks, & a weekend you'll never forget! Whether you're winding down the summer season or simply soaking up the friendship of fellow campers, Labor Day Weekend at Woodhaven Lakes offers a perfect blend of relaxation and joyful celebration, leaving guests with a treasure trove of memories to carry into fall.

INFLATABLE OBSTACLE COURSE & BOUNCE HOUSE

SATURDAY & SUNDAY | 11AM-3PM REC PLEX LAWN

Get ready for a weekend full of high-flying fun and laughter with our inflatable obstacle course and bounce house extravaganza! Kids (and the young at heart) can race, climb, crawl, and bounce their way through a giant, colorful inflatable adventure set up right at the heart of the Woodhaven Lakes, the Rec Plex Lawn. Whether you're tackling the twisty tunnels of the obstacle course or soaring sky-high in the bounce house, there's no shortage of energy-burning excitement. It's the perfect way to spend a sunny weekend—making memories, sharing smiles, and enjoying active outdoor fun with family and friends!

OPEN AIR MARKET | SUNDAY, AUGUST 31ST

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

LABOR DAY WEEKEND ENTERTAINMENT

SATURDAY, AUGUST 30 | HILLBILLY ROCKSTARZ

The musicians in Hillbilly Rockstarz grew up with the love of country and rock n' roll music. Each member brings a unique musical aesthetic to the band and over the years they have grown comfortable with mixing it up! Adding genres and mashing up influences from Pop, Rock and Dance combined with our high energy live music keeps our fans dancing all night long. Country music is the bands first love, however as music lovers and people pleasers they will surprise you with something for everybody!

The Wayouts' commitment to pure rock 'n' roll is evident in their performances, which eschew modern gimmicks and technology in favor of an authentic, no-frills approach. With just four talented musicians, drums, guitars, and a setlist packed with the coolest songs ever written, they reimagine rock 'n' roll classics with a fresh energy that resonates deeply with fans. Their shows are a throwback to the glory days of rock, celebrating the music without losing touch with the present.

Is it time to buy or upgrade your Woodhaven property?




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AQUATICS

Facilities & Hours

Friday	Saturday	Sunday	Monday-Thursday
Water Fitness (Aqua Zumba on Sundays)			
10:00 - 10:45	10:00 - 10:45	10:00 - 10:45	10:00 - 10:45
Open Swim			
11:00 - 12:45	11:00 - 12:45	11:00 - 12:45	11:00 - 12:45
1:00 - 2:45	1:00 - 2:45	1:00 - 2:45	1:00 - 2:45
3:00 - 4:45	3:00 - 4:45	3:00 - 4:45	3:00 - 4:45
5:00 - 6:45	5:00 - 6:45	5:00 - 6:45	5:00 - 6:45
Night Swim			
7:00 - 8:45	7:00 - 8:45		

* Max of 300 participants, Can register 48 hours in advance, max of 16 reservations/people per sec/lot. Reservations recommended not required.

Friday	Saturday	Sunday	Monday-Thursday
Swim Lessons (July)			
			10:00 - 10:45
Open Swim			
11:00 - 12:45	11:00 - 12:45	11:00 - 12:45	11:00 - 12:45
1:00 - 2:45	1:00 - 2:45	1:00 - 2:45	1:00 - 2:45
3:00 - 4:45	3:00 - 4:45	3:00 - 4:45	3:00 - 4:45
Adult Swim (18+)			
5:00 - 6:45	5:00 - 6:45	5:00 - 6:45	5:00 - 6:45

** Closed weekdays until June 9

* Max of 300 participants, Can register 48 hours in advance, max of 16 reservations/people per sec/lot. Reservations recommended not required.

Friday	Saturday	Sunday	Monday-Thursday
Open Swim			
11:00 - 12:45	11:00 - 12:45	11:00 - 12:45	11:00 - 12:45
1:00 - 2:45	1:00 - 2:45	1:00 - 2:45	1:00 - 2:45
3:00 - 4:45	3:00 - 4:45	3:00 - 4:45	3:00 - 4:45
5:00 - 6:45	5:00 - 6:45	5:00 - 6:45	5:00 - 6:45

* Max of 400 participants, Can register 48 hours in advance, max of 16 reservations/people per sec/lot. Reservations recommended not required.

** AQUATIC HOURS APPLICABLE JUNE 7-AUG 3



Pool One



Pool Two



Beach

ENTERTAINMENT SCHEDULE

Dirty Pop	August 2nd
Wild Daisy	August 9th
Chicago Latin Groove	August 16th
Minor Damage	August 23rd
Hillbilly Rockstars	August 30th
Wayouts	August 31st



SALAD BAR DAILY
11AM TO 1PM
FRIDAY AND SATURDAY
11AM TO 6PM

WOODY'S GENERAL STORE & RESTAURANT

BAKERY & DELI - FROZEN FOODS - LOTTERY - CAMPING & PICNIC SUPPLIES - CLOTHING & HATS

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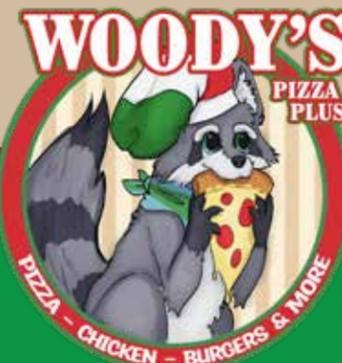
815-849-5189

CAMPSTOVE RESTAURANT AUGUST HOURS:

WEDNESDAY-MONDAY 8 AM-11 AM
TUESDAY CLOSED

GENERAL STORE AUGUST HOURS:

MON, WED, THURS 8 AM-4 PM
FRIDAY & SATURDAY 8 AM-10 PM
SUNDAY 8 AM-3 PM
TUESDAY CLOSED
SUNDAY 8/31 8 AM -10 AM



PIZZA PLUS:
815-849-5197

PIZZA PLUS AUGUST HOURS:

MON, WED, THURS, 11 AM-1 PM
FRIDAY & SATURDAY 11 AM-9 PM
SUNDAY 11 AM-2 PM
MONDAY & TUESDAY CLOSED
SUNDAY 8/31 11 AM-9 PM

OVERALL RESULTS

Once Upon A Run

WOODHAVEN LAKES 2025

MENS RESULTS

POS	NAME	BIB	CATEGORY	GUN TIME	CHIP TIME
1	Patrick Turner	828	M 30-39	00:20:53	00:20:52
2	Eric Palmer	5130	M 30-39	00:23:15	00:23:11
3	Rusty Sergent	831	M 50-59	00:24:47	00:24:46
4	Blake Hulette	838	M 30-39	00:25:33	00:25:30
5	Noah Garbers	801	M 14-19	00:25:57	00:25:57
6	Andres Villarreal	840	M 50-59	00:26:45	00:26:38
7	Luis Sanchez	815	M 50-59	00:28:54	00:28:51
8	Gustavo Guzman	845	M 30-39	00:29:05	00:28:57
9	Manny Medina	5150	M 20-29	00:29:17	00:29:10
10	Matt Pacetti	829	M 30-39	00:30:16	00:30:13

WOMANS RESULTS

POS	NAME	BIB	CATEGORY	GUN TIME	CHIP TIME
1	Liz Shields	5148	F 20-29	00:25:23	00:25:21
2	Danielle Yingst	842	F 20-29	00:25:48	00:25:31
3	Allison Lewis	5145	F 30-39	00:26:36	00:26:34
4	Lucy Galindo	5146	F 30-39	00:31:58	00:31:51
5	Rhys Meeker	835	F U-14	00:32:10	00:32:08
6	Maya Rayner	839	F 40-49	00:33:14	00:33:10
7	Hanna Doris	821	F U-14	00:33:14	00:33:10
8	Rwan Velazquez	812	F 30-39	00:33:22	00:33:20
9	Wioletta Galadyk	5138	F 40-49	00:34:03	00:33:58
10	Justine Gonzalez	819	F 30-39	00:34:12	00:34:10

SHADY OAKS
COUNTRY CLUB

815-849-5424
Located just off US Rt. 52
One mile North
of Green Wing Rd.

- ### AUGUST
- 1st | Amboy Education Foundation Outing
No tee times after 3 p.m.
 - 2nd | Free Beer N Chicken Concert at Shady Oaks..... 7 p.m.
 - 8th | Keith Miller Memorial Golf Outing..... 2 p.m.
No tee times until 2 p.m.
 - 9th | Local 2158 Millwrights Golf Outing.....
No tee times until 2 p.m.
 - 17th | 65+ Combined Team Handicap Scramble..... 7:30 a.m.
No tee times until 12 p.m.
 - 18th | Senior Ladies Travel League.....
No tee times until 12 p.m.
 - 22nd | Dinges Fire Golf Outing..... COURSE CLOSED
 - 29th | Nutrien Employees Golf Outing.....
No tee times until 3 p.m.

Summer (May 1st-September 2nd)	Fall (September 3rd-First Snow)
Monday-Friday (with discount): 9 holes- \$15.00 18 holes- \$22.00	7 days a week (with discount): 9 holes- \$15.00 18 holes- \$22.00
Saturday, Sunday, Holidays (with discount): 9 holes- \$21.00 18 holes- \$33.00	*Pass must be presented to clubhouse staff to receive discount*

KIDS 13 & UNDER PLAY FREE!*
Loaner Clubs are Available! Parents accompanying young children can pay 3-hole (\$5) and 6-hole (\$7) rates! No Other Discounts Apply to this Special. *with paying adult*

LIVE VIDEO GAMING

Club House Hours
Weekdays: 7:00 AM - Dusk | Weekends: 6:00 AM - Dusk

Visit us at www.shadyoaksc.com to schedule tee times and check the event calendar! Like us on Facebook!

Woodhaven Lakes
Realty

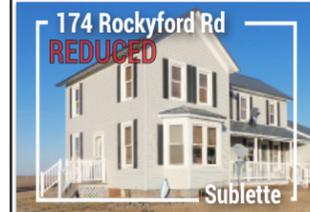
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This large corner lot along with the adjacent lot are both available. Get the house plans ready and begin building your dream home. Call and schedule a time to view these lots and imagine the possibilities! **\$24,900**



Here is the home you're been looking for. The convenience of intown living, yet the feel of rural living with open fields right behind the lot. The ranch home has great space, three bedrooms home with several updates already completed or started. There is newer flooring throughout, the bathroom got a full remodel, complete with ceramic flooring. Additionally a metal roof was installed, for long lasting, low maintenance upkeep. The massive Great Room offers endless options from a family room to a gameroom, man-cave or a combination. This is a home that has so much to offer. All you have to do is take that first step - call for a showing today. **\$84,900**



Spacious Ranch on 10 City Lots - Room to Roam Inside and Out! Discover this expansive 2,225 sq ft ranch-style home offering comfort, space, and versatility. Nestled on a rare 10-lot parcel in a peaceful neighborhood close to schools, this 4-bedroom, 3-bath home checks all the boxes. Each bedroom features its own walk-in closet, ensuring ample storage and personal space. The heart of the home includes a formal dining room, cozy breakfast room, and a generous bonus room perfect for a home office, music room, gaming space, or playroom. The large utility room offers a second hookup for washer and dryer, complementing the separate laundry room for added convenience. Enjoy modern comfort year-round with two furnaces and two water heaters, all supported by a partial crawl foundation. Outs **\$219,900**

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

WOODHAVEN'S SECOND HISTORY BOOK: SHARE YOUR STORY, SHAPE OUR LEGACY

This year marks a special milestone, another 25 years since the first Woodhaven history book was published. A quarter-century of community, connection, and countless cherished memories. As we celebrate this moment, we invite you to look back with us and help write the next chapter of our story.

Since its beginning, Woodhaven has been more than just a place. It's where lives have unfolded, where families have grown up, friendships have blossomed, and stories have begun. Maybe you remember the excitement of the day you made your first purchase here. Perhaps this is where you met a lifelong friend or even your beloved partner. These are the moments that make Woodhaven a home.

Now, as we honor the past and look to the future, we invite you to share your thoughts with us. Your stories are the heart of Woodhaven, and we believe they deserve to be remembered and shared.

We invite you to contribute your memories, big or small, so they can become part of a book that future generations can look back on. Together, let's celebrate another 25 years of connection and continue building a history worth remembering.

To submit a story or ask questions you can message us on Facebook or submit to Nicci at nleffelman@woodhavenassociation.com

We look forward to hearing from you!



Karaoke Night



Change of Mailing Address

**509 LaMoille Road
Sublette, Illinois 61367**

The Association's mailing address will no longer be PO Box 110 in Sublette.
All mail and packages should be addressed to our physical address above.

WOODHAVEN ASSOCIATION MAILING ADDRESS CHANGE

In an effort to streamline our mail at the Association Office, and to combat issues with the re-routing of packages, we are eliminating the use of the Woodhaven Association post office box.

Effective August 1, 2025 the Association mailing address will now be the same as our physical address:

Woodhaven Association
509 LaMoille Road
Sublette, Illinois 61367

Please be sure to update your records to reflect the change.
Thank you!

e-bike rules & safety tips

With the recent addition to our Rules & Regulations regarding e-Bikes, the Board of Directors wanted to provide some safety tips to those wishing to enjoy the use of electric bicycles at Woodhaven Lakes

Rules & Regulations - Article II, Section 1, G.

Low-Speed Electric Bicycles (e-Bikes). The State of Illinois recognizes three classifications of low-speed electric bicycles. They are:

"Class 1 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.

"Class 2 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 miles per hour.

"Class 3 low-speed electric bicycle" means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

1. Class 1 low-speed electric bicycles, as defined in the Illinois Vehicle Code, are recognized and allowed to be operated as a bicycle within Woodhaven.
2. Class 2 and Class 3 low-speed electric bicycles are prohibited from operating within Woodhaven.

most tips are also applicable to regular bicycle use - always ride with traffic, wear a helmet, and be aware of your surroundings



Campfire Pie Irons!

Campfire Pie Irons are a fun, easy dinner for the family with the added bonus of spending quality time around the campfire. They're basically campfire Hot Pockets! We've included some tips and tricks and a few recipes to get you started!

It's best to start with an established campfire – your pie irons will sit in the hot coals as opposed to directly in the flames. Consider having your fire going for 45 minutes to an hour ahead of cooking. Much like roasting marshmallows or hot dogs, you will turn the pie iron frequently for a more even cook and less chance of burning.

Cast iron pie irons are the preferred style but will need to be seasoned ahead of use; aluminum pie irons are also a viable option, and do not need to be seasoned.

Pie iron recipes are endless! You can switch up your fillings to match any meal or dessert! Here's a few ideas to get you started – feel free to share with us if you make one, or send us any of your tried-and-true recipes!

- spray iron with non-stick spray each time you make a pie iron
- butter one side of each piece of bread, lay one slice buttered side down in the pie iron
- add your fillings, making sure to keep them away from the edges of the bread
- lay second piece of bread on top of fillings, butter side up
- close pie iron and cut off any bread hanging out of the iron
- set pie iron in hot coals (not directly in the flames)
- turn and check frequently to avoid burning and ensure even cooking

BREAKFAST PIE IRON

- Bread, butter, scrambled eggs, shredded cheese, cooked sausage or bacon (or both!)

PIZZA PIE IRON

- Bread, butter, mozzarella cheese, pizza sauce, Italian seasoning, desired pizza toppings (pepperoni, sausage, onion, mushroom, pepper, etc.!)

TACO PIE IRON

- Bread (or use flour tortillas!), butter, shredded cheddar, taco sauce/salsa, seasoned and cooked ground beef or chicken, desired taco toppings (onion, cilantro, tomato, jalapeño, olives, etc.)

GRILLED CHEESE PIE IRON

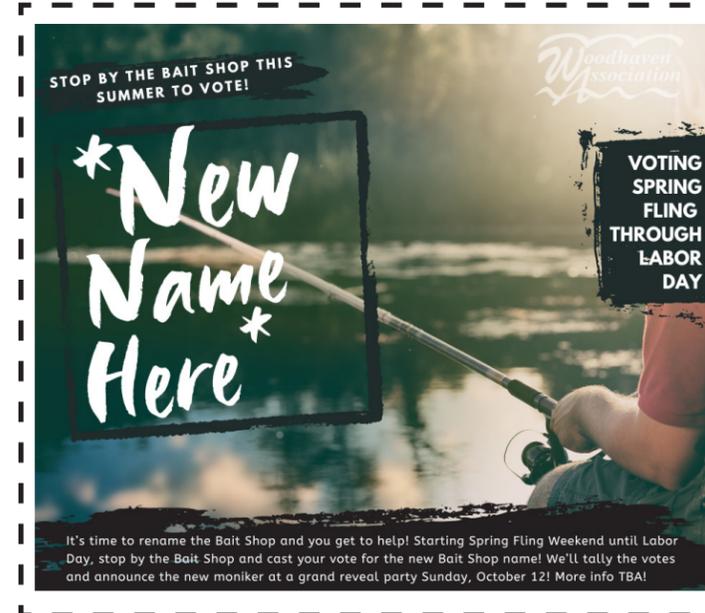
- Bread, butter, sliced cheese (Kraft singles to keep it simple, or mix it up with mozzarella, provolone, Havarti; the options are endless)
- Options to step it up: add garlic powder and Italian seasoning to your buttered bread for a "garlic bread grilled cheese"; add cooked bacon and sliced tomato for a "loaded grilled cheese"

REUBEN PIE IRON

- Bread (try Rye!), butter, Swiss cheese, corned beef, sauerkraut, thousand island dressing

TRADITIONAL PIE IRON

- Bread, butter, pie filling of choice (apple, cherry, peach, etc.), add a little sugar or brown sugar (optional)
- For added yumminess, add frosting or ice cream to the top after cooking!



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815-761-3220

 Sec 1, Lot 49 - \$59,900	 Sec 1, Lot 115 - \$46,900	 Sec 2, Lot 16 - \$55,000	 Sec 2, Lot 191 - \$32,000	 Sec 2, Lot 210 - \$39,900	 Sec 2, Lots 243/244 - \$84,900
 Sec 2, Lots 266/267 - \$64,000	 Sec 3, Lot 71 - \$109,500	 Sec 4, Lots 52 - \$75,000	 Sec 4, Lot 120 - \$39,995	 Sec 4, Lot 152 - \$30,000	 Sec 4, Lot 199 - \$16,900
 Sec 5, Lot 50 - \$88,000	 Sec 5, Lot 122 - \$25,000	 Sec 5, Lot 156 - \$35,000	 Sec 5, Lot 173 - \$79,900	 Sec 5, Lot 432 - \$39,900	 Sec 5, Lot 462 - \$55,000
 Sec 5, Lot 463 - \$55,000	 Sec 5, Lot 464 - \$85,000	 Sec 6, Lot 19 - \$49,000	 Sec 6, Lot 22 - \$34,500	 Sec 6, Lot 66 - \$35,000	 Sec 6, Lot 87 - \$63,000
 Sec 6, Lot 126 - \$25,000	 Sec 7, Lot 134 - \$78,900	 Sec 7, Lot 198 - \$49,500	 Sec 9, Lot 128 - \$29,500	 Sec 9, Lot 201 - \$49,900	 Sec 11, Lot 194 - \$13,900
 Sec 11, Lot 195 - \$17,900	 Sec 11, Lot 229 - \$48,000	 Sec 12, Lot 13 - \$43,000	 Sec 12, Lot 23 - \$31,500	 Sec 13, Lot 89 - \$27,000	 Sec 14, Lot 29 - \$39,200

 Sec 15, Lot 94 - \$89,000	 Sec 15, Lot 108 - \$55,500	 Sec 15, Lot 185 - \$63,500	 Sec 16, Lot 1 - \$115,000	 Sec 16, Lot 5 - \$39,900	 Sec 17, Lot 44 - \$63,500
 Sec 17, Lot 138 - \$75,000	 Sec 17, Lot 164 - \$24,500	 Sec 17, Lot 175 - \$65,000	 Sec 19, Lot 77 - \$38,000	 Sec 21, Lot 54 - \$119,900	 Sec 21, Lot 71 - \$69,000
 Sec 21, Lot 154 - \$24,000	 Sec 21, Lot 161 - \$99,500	 Sec 21, Lot 191 - \$39,900	 Sec 21, Lot 249 - \$49,900	 Sec 22, Lot 22 - \$32,500	 Sec 23, Lot 42 - \$79,900
 Sec 23, Lot 141 - \$55,000	 Sec 24, Lot 22 - \$64,992	 Sec 25, Lot 25 - \$73,900	 Sec 25, Lot 75 - \$65,000	 Sec 25, Lot 84 - \$95,000	 Sec 25, Lot 85 - \$25,000
 Sec 25, Lot 89 - \$29,000	 Sec 26, Lot 204 - \$45,000	 Sec 28, Lot 27 - \$44,900	 Sec 28, Lot 67 - \$59,900	 Sec 28, Lots 93 - \$25,000	 Sec 28, Lots 94 - \$49,900
 Sec 28, Lot 122 - \$22,000	 Sec 28, Lot 123 - \$22,000	 Sec 28, Lot 131 - \$29,900	 Sec 29, Lot 126 - \$62,000	 Sec 29, Lot 233 - \$39,000	<p>Sec 4, Lot 19.....SOLD</p> <p>Sec 5, Lot 158.....SOLD</p> <p>Sec 5, Lot 418.....PENDING</p> <p>Sec 5, Lot 485.....SOLD</p> <p>Sec 7, Lot 46.....PENDING</p> <p>Sec 7, Lot 109.....SOLD</p> <p>Sec 11, Lot 168.....SOLD</p> <p>Sec 11, Lot 292.....SOLD</p> <p>Sec 15, Lot 130.....SOLD</p> <p>Sec 20, Lot 35.....SOLD</p> <p>Sec 22, Lots 108-109.....PENDING</p> <p>Sec 25, Lot 90.....SOLD</p> <p>Sec 26, Lots 181-182.....SOLD</p> <p>Sec 27, Lots 105-106.....CONTINGENT</p>

Property status is as of July 1, 2025

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
12/11/2024	179	206	84	Cloudy/Windy 14°, 20mph NW winds
12/18/2024	257	296	121	Cloudy, 28°, 12mph WNW winds
1/8/2025	265	305	125	Cloudy, 25°, 8mph WNW winds
1/22/2025	341	392	161	Cloudy, 19°, 13mph, SW winds
2/5/2025	330	380	156	Overcast, 30°, 10mph ESE winds
2/19/2025	230	265	108	Overcast, 12°, 14mph NW winds
3/6/2025	295	338	139	Sunny, 38°, 12mph W winds

Our next Deer Management Committee meeting will be held on Saturday September 20th at 10:30 at the Family Center.

Fishing Line Disposal

You may have noticed at various locations around the lakes some PVC fishing line disposals. These are to discard your used fishing line, so they do not end up on the ground. We ask you to please use these when needed for proper disposal. Please do not put any other trash or debris in the tubes.



New "Bait Shop" name grand reveal party

We will be having a bobbin' good time at the grand reveal party. There will be plenty of fun and excitement, so come on down to see what we have in store for you! More information to follow in the upcoming *Woodhaven News*.

When: Sunday, October 12th from 12 p.m. to 1 p.m.

Where: Nature Center/"Bait Shop"

What: You'll have to be there to find out!

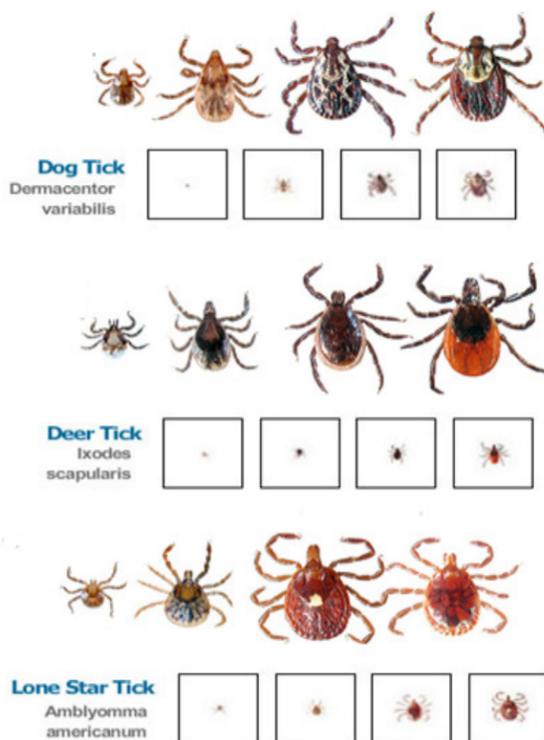
Grand Reveal: 12:45 p.m.

Oak Wilt

Oak Wilt season is upon us. If you happen to notice an oak tree that appears to be dying from the top down, then there is a chance it could have the disease. Please report such findings to the Association Office, and they will fill out a Resource Request. Additionally, trees that have been identified are marked with either a blue "X" or an "O". These trees will start to be taken down, beginning early July and continuing over the next 6 weeks. This is important to help control the spread of the disease from tree to tree.

Ticks

Ticks are the most active April-September, but one can still encounter a tick all year-round. The best ways to avoid ticks are to avoid tall grass, dense wooded areas, use repellent containing deet or picaridin, wear light-colored long sleeves and pants when in tick prone areas. Be sure to check yourself after being in an area where ticks may be present. If you have a tick that is embedded the best way to remove it is to use fine-tipped tweezers, grab as close to the skin as possible, pull upward with a steady even motion. Avoid twisting, jerking, burning, smothering or crushing the tick when it is attached to the skin.



It's that time of year when people encounter fawns, baby rabbits, birds, and other young wildlife. IDNR wants to remind everyone: **IF YOU CARE, LEAVE THEM THERE!**

When people find young wildlife, they often jump to the conclusion that the animal is orphaned and needs help. That is typically NOT the case.

Young animals are often left alone while their parents are away searching for food or as they are learning to make it on their own. For example, deer leave their fawns hiding in cover or sometimes in landscaping while staying nearby. Fledgling birds that may fall from a nest are still learning to fly.

Many orphaned animals that are "rescued" each year by well-meaning people were not really orphans at all.

Please be aware that it is also unlawful to take deer and other wild animals protected by the Wildlife Code into captivity without the proper permits to do so. Wildlife are held in the public trust.

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE

<p>LEAVES</p> <p>VACUUM April 15-May 31</p> <ul style="list-style-type: none"> 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 	<p>BRUSH</p> <p>April 15-November 30 WEDNESDAYS</p> <p>Brush should be stacked parallel to the road at the front of your lot.</p>
<p>PAPER BAGS ONLY June 1-October 31</p> <p>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.</p>	<p>Pickup of Landscape Waste is by Sign Up ONLY</p> <p>Sign up sheets will be located at:</p> <ul style="list-style-type: none"> The Association Office Woody's True Value Woody's General Store Main Gate Woodhaven Lakes Mobile App <p>Each lot to be picked up must be signed up.</p> <p>Questions regarding landscape waste pickup can be directed to the Resource Department.</p>
<p>VACUUM November 1-November 30</p> <ul style="list-style-type: none"> 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 	

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

- Woodhaven Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater. Walleye - limit 2 per day (16 in minimum length)
- Bass Lake** - largemouth bass - harvest up to 3 fish under 12 inches and "Catch & Release" on fish 12 inches and greater.
- Pine, Sunset, Black Oak, Hidden & Bluegill lakes** - 1 largemouth bass/day, 14 inch minimum length limit.
- All Lakes** - 15 fish combined catch limit on bluegill and redear species.
- All lakes** - 15 fish limit on crappie
- All Lakes** - 4 fish limit on channel catfish.
- All lakes** - return grass carp to the lake
- All lakes** - No limit on common carp, bullhead, and green sunfish species.
- All lakes** - NO MINNOWS: using live minnows can introduce unwanted species/organisms into our lakes.
- No harvesting of turtles.** This is geared mainly towards snapping turtles in which populations have been declining in the State over the years due to overharvest.
- 2 poles and line only in the water at a time for all the lakes on property.** With this restriction, anglers would be allowed to have multiple poles but only 2 lines in the water at a given time.
- No unattended fishing devices allowed at any time on any of the lakes.** Unattended devices can cause mortality to fish and turtles that should be released if undersize as well as interfere with boaters using the lakes.
- No trotline or jug fishing on any of the lakes.** Given our fisheries are recreational, I believe these devices are damaging to our fisheries and interfere with boaters using the lakes.

We have seen an increase in Property Owners using adapters or surge protectors for the electrical service to their RV. Unfortunately, most of the connections of the RV cord to the adapter/surge protector are not properly sealed. Per Woodhaven's Rules and Regulations, Article VIII, Section 13 - A. All exterior switches, outlets, and connections shall be installed in weather-tight manufactured boxes. Included on this page are some acceptable options to address this issue.

We understand wanting to protect your investment and encourage the use of surge protectors, provided the connection between the device and the RV cord is secure and weatherproof.

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

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

As always, if you have any questions, please contact the ESAC Office and we will be happy to assist you.



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As we move into late summer, one can find a variety of caterpillars, butterflies, and moths all around the natural areas and yards of Woodhaven and the surrounding areas. There is a vibrant array of butterflies, including monarchs, red admirals, black swallowtails, and sulphurs. At this time of year, these insects are looking for nectar to eat, plants to lay eggs on, and for some species, starting to plan for their autumn migrations.

Take a few minutes this summer to look for butterflies and moths around the Woodhaven area. Look into planting butterfly gardens to encourage these beautiful bugs into your yards.



Native perennials are always a great starting point! Plants like wild bergamot, purple coneflowers, black-eyed Susans, rough blazing star, New England asters, and many goldenrods are only a few of the effective native plants that a butterfly will use from summer into autumn.

August at the Nature Center: Explore the Nature Center this summer to discover our new exhibits, displays, and activities all about nature! This year we've focused on rainforests, dragonflies, frogs, and so much more! Make sure to stop by the Nature Center every weekend to join us in creating a free nature craft and pick up the weekly Nature Journal page. We'll have some amazing new and returning programs to offer all throughout the summer, so see you soon!

Rainforest BINGO

SUNDAY, AUGUST 3 | NATURE CENTER PAVILION

All ages are welcome to join the Nature Center for a unique game of Rainforest Bingo! This is your chance to learn about the wildlife and nature of the world's rainforests while trying to win fun BINGO prizes. Bring a friend, a chair/blanket, and join the fun!

Nature Center Farmers Market

SATURDAY AND SUNDAY, AUGUST 2 & 3

NATURE CENTER OPEN HOURS

BASKET GIVEAWAY AT 3 P.M. SUNDAY

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



MINI - Nature Center Farmer's Market

SATURDAY, AUGUST 16 - 10:00 A.M. - 4:00 P.M.

SUNDAY, AUGUST 17 - 9:00 A.M. - 3:00 P.M.

NATURE CENTER FRONT YARD

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

North American Mammals with Big Run Wolf Ranch

SATURDAY, AUGUST 30 | NATURE CENTER PAVILION

Get an up-close encounter with some amazing, rescued mammals, all from North America! Animals may include skunks, porcupines, and lynx. Find out more about these animals and their natural environments with this interactive edutainment program. All animals are subject to change on the day of the program. All pets are restricted from this program.

Illinois Butterfly BINGO

SATURDAY, AUGUST 30

NATURE CENTER PAVILION

All ages are welcome to join the Nature Center for a beautiful game of Illinois Butterfly BINGO! This is your chance to learn about a few types of native butterflies while trying to win fun butterfly BINGO prizes. Bring a friend, a chair/blanket, and join the fun!

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

Let's take a closer look at the Monarch butterfly! Monarchs (*Danaus plexippus*) are large, beautifully colored butterflies that are easy to recognize by their striking orange, black, and white markings. They can be found throughout Woodhaven's various natural ecosystems, as well as all of Illinois, North America, Central America, South America, Australia, some Pacific Islands, India, and Western Europe.

Identified mostly by color, a monarchs bright orange wings are a warning to potential predators saying, "don't eat me, I'm poisonous." The toxins in their system come from the milkweeds they feed on. These orange butterfly wings are covered in black veins and lined with a black border and white dots. Males have a black spot on the lower wings. Monarchs have an average wingspan of 3.7 to 4.1 inches and weight a tiny 0.0095 to 0.026 ounces! That's like 1/8 of a piece of copy paper!

In fall, Monarch butterflies take the long journey south, mostly to central Mexico to survive winter. This migration is 2,500 miles one-way and takes two to three months! It is estimated that up to a billion butterflies arrive in the mountains of Mexico each year, landing in the same areas as their ancestors.

Monarchs start as tiny white eggs laid on the bottom of the leaves of their favorite food - milkweed plants. Eggs hatch into small green-and-white-striped caterpillars which gorge themselves on milkweed leaves for the next two weeks. During this time, they are constantly growing and shedding their skin, getting ready for the next step of their metamorphosis (changing from egg to butterfly). When ready, the caterpillar creates a chrysalis or hard shell where

it makes the magical transformation into a butterfly. The chrysalis is attached to a leaf or branch with silk and then the caterpillar sheds its skin and forms the exterior shell which is a vibrant green with shiny gold dots. After 9 to 15 days, the fully formed butterfly emerges!

Monarchs feed on a variety of plants as butterflies, but stick to milkweeds as caterpillars. There are 23 species of milkweeds native to Illinois. Of these, five are listed as endangered in Illinois, and one of those is threatened on the federal endangered species list. Milkweeds can grow in a variety of habitats depending on the species, from wet to dry soils, roadsides to fields, and open woods to thickets.

Unfortunately, Monarchs became an endangered species in July 2022. While there are many reasons for this designation, habitat loss, pesticide use, and climate change are three major problems. Pesticides not only kill the butterfly but also the milkweed host plant that they lay eggs on and the caterpillars eat. You can help butterflies like the Monarch by planting native wildflowers and milkweeds in your yard to give them a place to live.

Fun fact: The Monarch is Illinois' state insect, made official in 1975! A group of monarchs is called a congregation!

NATURE CENTER HOURS:

Saturdays: 10:00 a.m. - 5:00 p.m.

Sundays, Mondays, Wednesdays, Thursdays, and

Fridays: 9:00 a.m. - 3:00 p.m.

Tuesdays: CLOSED



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TV-AD-9195351800

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 815-849-5107

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



Sale ends 8/31/25

©2025 TV Hardware Distribution, LLC



WOODY SAYS.....

Don't forget to attend the Annual Membership Meeting
 Sunday, August 24 at 11:30 a.m.

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



815-849-5476

Please call for an appointment

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

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



www.facebook.com/WoodhavenLakesRealty

NEW

2/148	\$98,500
2/256	\$41,600
4/115	\$29,900
6/132	\$41,900
7/98	\$62,500
7/160	\$55,000
7/206	\$61,900
9/200	\$84,900
10/40	\$32,900
11/167	\$26,000
11/219	\$34,900
11/221	\$52,900
13/127	\$34,900
16/59	\$24,900
17/22	\$34,000
20/5	\$30,000
21/235	\$21,900
26/30	\$27,900

2/54	\$64,900
2/131	\$77,900
2/141-2	\$94,500
2/251	\$49,900
2/292	\$109,900
3/58-9	\$70,000
3/180	\$15,500
4/2	\$74,000
4/19	\$27,500
4/50	\$32,900
5/6	\$26,500
5/101	\$68,900
5/154	\$35,900
5/334	\$14,000
5/385	\$17,500
5/458	\$80,000
5/488	\$34,000
5/489	\$25,900
5/493	\$25,000
6/21	\$66,500
6/98	\$28,000
7/159	\$69,000
7/191	\$89,900
8/50-1	\$60,900
10/243-4	\$168,500

11/206-7	\$33,500
11/247	\$49,990
12/58-9	\$96,000
13/105-6	\$39,500
13/133	\$58,900
14/28	\$14,000
14/33	\$14,000
16/158	\$45,000
17/51	\$19,990
17/100	\$34,900
17/163	\$44,900
17/171	\$18,000
17/172	\$18,000
17/277	\$20,000
18/62-3	\$90,000
20/21	\$56,900
20/74	\$34,900
21/63	\$65,000
21/80	\$79,900
21/149	\$24,000
21/211	\$69,500
22/10	\$79,900
22/34	\$64,900
24/257	\$39,500
25/9	\$22,000

25/20	\$29,900
26/167	\$27,000
26/251	\$34,900
27/107	\$19,900
28/38	\$90,000
28/91	\$47,500
29/311	\$37,900

CLOSED

1/11	25/118-9
10/41	29/234
13/97	3/229
16/62	4/19
17/110	6/49
17/149	7/109
18/109	7/167



Reduced | Contingent/Pending

Information Last Updated 7/15/25



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 Se Habla Español

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

