

WOODHAVEN NEWS

SEPTEMBER '25 | VOL. 42 NO. 8



WHATS INSIDE:

Management Report
pgs. 4-5

Committee Applications
pgs. 10-11

Annual Report
pgs. 12-40

MESSAGE FROM THE BOARD



Can you believe summer is almost over?? We are coming into the home stretch of summer vacations, that's for sure, but that doesn't mean camping season is over for us Woodhavers. We can look forward to Labor Day Weekend (our annual Woodhaven Celebration) and Fall Fest and really, who doesn't love watching the trees change their colors from deep green to beautiful brown, gold, orange, and red.

It doesn't matter how many years I've been coming out here, the minute my car turns into the drive to the gate, the windows go down, the dogs stick their heads out the windows and I take in the wonderful smell of the tall pines. There are just certain smells that fill my heart and flood my mind with awesome memories, and that is one of them.

As we prepare our homes away from home for end of season and some closing up until next spring, I do want to make a point of welcoming all our new Property Owners. Some of whom may be familiar with camping and for some, this may be their first experience. I'm sure you'll feel like you don't know what you don't know, like what to pack, necessities at camp, or even knowing what activities are available in the fall for kids and adults alike. Trust me when I say there's plenty for EVERYONE, young and old and Labor Day and Fall Fest are not to be missed!

Make sure you're grabbing a *Leisure Times* in the box at the gate. While it won't be as quite as full as our summer newsletter, it is still filled with all the information you need for the upcoming weekends during fall, so you don't miss a thing! This information is also available on the app as well, so be sure to check it out.

Although it's big enough to be its very own town or city, Woodhaven is a private recreational camping resort so let's not forget our neighbors around us, as some may be new owners. Here are a few helpful reminders that will make your experience the best it can be:

- Let's talk about lights... If you have lights on your property, please make sure they aren't lighting up your neighbors' lots or the entire street for that matter. Most people come out to camp to enjoy sitting out under the stars and get away from the hustle and bustle of city lights. (not to mention it's in the rules, so check them out)
- Quiet time is from Midnight to 7 a.m., and while you may be enjoying your music, your neighbors just might have small children trying to sleep. (This includes running lawnmowers, chainsaws, and any other construction equipment) Let's be considerate of our neighbors!
- Excessive barking dogs.... Our dogs are part of our families, and we love them, but no one wants to listen to a dog barking incessantly at ANY hour of the day. If you know Fido is a habitual barker, please be mindful of your neighbors, no matter how far away they are. Sound carries.
- And speaking of dogs, Woodhaven only allows 2 dogs per lot and must be leashed or on a tie out. Your dog might be friendly to you and your family and friends but may react a little differently in a new setting. If you know Fido isn't friendly, please be respectful of your neighbors and keep them away from others. We don't want anyone to get a citation for an unnecessary dog bite or possibly banned. Additionally, please clean up after your pets when walking them around the park.

...continued on page 3

INDEX

1 & 3 Message From the President
4-5 Management Report
7 Board News & Meeting Schedules
8 New Property Owners | Section Reps.
9 Citations/Violations/Obituaries
10-11 Committee Application
12-40 Annual Report
42-44 Recreation & Activities
46-47 Department Highlights -Public Safety
50 Reporting to Public Safety
52 Change of Mailing Address
53 WLRI Residential Properties for Sale
54-55 E-Bikes and Motorized Scooters
58-59 Resource News
60 The Naturalist Corner
63 Woody True Value Bargains of the Month
64 Woodhaven Lakes Realty Lots for Sale

A LETTER TO THE EDITOR

A THANK YOU TO WOODHAVEN LAKES PUBLIC SAFETY

I wanted to publicly thank Sgt. Westenfelt and Officer Rowland for their help during my breathing crisis in mid-July. Without their help, I would have spent a lot of time and money at the ER.

- Gail

FACILITY HOURS - September facility hours are subject to change

- ASSOCIATION OFFICE/ESAC: Monday - Saturday | 8:30 a.m.-4:30 p.m.
WOODHAVEN LAKES REALTY: Monday - Saturday | 8:30 a.m.-4:30 p.m.
REC PLEX: Monday 9/1 | 10 a.m.- 4 p.m.
GENERAL STORE: Monday 9/1 | 8 a.m.-2 p.m.
LAKEVIEW: Daily | 7 a.m.-Dusk
PIZZA PLUS: Wed, Thurs, & Sun | 11 a.m.-1 p.m.
BAITSHOP: Monday 9/1 | 7 a.m.-3 p.m.
NATURE CENTER: Monday 9/1 | 9 a.m.-3 p.m.
WOODY'S TRUE VALUE: Monday-Saturday | 8 a.m.-4 p.m.
LAUNDROMAT: 24 hours
CLOSED FOR THE YEAR: Family Center, Pool 2

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

IMPORTANT PHONE NUMBERS

Table with 2 columns: Name and Phone Number. Includes 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 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.
Letters to the Editor: All letters must be signed, names may be withheld upon request. Please limit letters to 200 words.

- If you're planning on making any improvements to your property, please make sure you check in with ESAC in the office FIRST.
Here's one where a lot of people either don't know or don't see on the sign at the comfort stations. Do not put unacceptable materials in the trash containers around the park.
While there are signs posted around the park and it's on our passes, the speed limit is 20 mph on all roadways in the park.
I know kids might think it would be fun to drive your scooter or LSV, but remember, they must be licensed drivers to do so.

It's really important that our guests coming out to enjoy the park and amenities are aware of these rules, after all, they don't know what they don't know either and we don't want anyone getting in trouble for something they didn't know about.

Lastly, I know I've written this before, but let's not forget the all-important 'WOODHAVEN WAVE'! Yes, it IS a thing! When you're passing your fellow Property Owners, whether in a car, LSV, scooter or bicycle, give them the wave!

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, 590 LaMoille Rd Sublette, IL 61367
*The deadline to place a classified ad is the 1st of the month prior to the issue desired
*All ads must be prepaid
*Businesses may not place classified ads
Please run this ad for the months of:
Amount enclosed: \$

Woodhaven's Honor Roll of Veterans
We are continuing to seek the names of Woodhaven Property Owners and their immediate family who are US veterans or active duty.
Woodhaven's Honor Roll of Veterans
Name:
Section: Lot:
Branch of Military:
Wars Served or Peacetime:
Additional Information:



It seems like our monthly Woodhaven News report over the first half of 2025 focused primarily on updates and talking points regarding several of the capital improvement projects that have recently been completed, or are scheduled for completion in the near future, such as the Pool 2 and bathhouse replacement during fiscal year 2026 – 2027.

Despite the size, scope and cost of these often-discussed capital improvements, the project that has triggered the most emotions and garnered the most discussions and debate among Property Owners over the course of the season is a relatively small project comparatively speaking—the proposal to remodel and repurpose the former banking space into a video gaming parlor. After a full six months of discovery and deliberation by your Board of Directors, they ultimately chose to vote down the proposal from staff by a 4 to 3 vote, and open future discussions on alternative plans or ideas for this space.



Throughout this process, there were many questions and comments from Owners through the Speak-Up Sheet Program and social media asking, or sometimes insisting, that a Membership vote be taken on this project. In fact, there are only three situations according to Woodhaven's Governing Documents and the Common Interest Community Association Act (CICAA) where a vote by Membership is REQUIRED at Woodhaven. They are:



1. Election of directors to the Board of Directors;
2. New capital addition projects (projects that are not already listed in our capital replacement plan) that cost more than \$555,000 (as calculated by the Consumer Price Index-Midwest and adjusted every five years); and
3. Changes and Amendments to Woodhaven's Declaration of Covenants



As such, all decisions with a project of this scope and cost are at the discretion of the Board of Directors. And quite frankly, if your Board of Directors were obligated to offer a Membership vote on all projects of this size, the operation of Woodhaven would be inefficient, ineffective and untenable.

The best way for you, as an Owner, to offer your opinions, comments and suggestions on projects or issues that are important to you is through the Speak-Up Sheet Program. While it is not an actual vote that the Association is bound by, it does provide our staff and Board with invaluable feedback and direction when making decisions to help shape the future for Woodhaven. But also realize that Speak-Up Sheet review is just one of many different factors that the Board considers when evaluating projects and services, and just because a majority of opinions garnered from this program may be either for or against a specific project, these majority opinions are not inevitably the final say for any Board decisions.

Also consider that just because you may be opposed to spending funds or resources on a project or facility does not mean that “everyone” feels the same. Most often, when a Speak-Up Sheet is submitted with a certain opinion, there is also another with the exact opposite view.

Be assured that your Board of Directors takes their “jobs” very seriously (they are not really jobs, as all directors and committee members are volunteers), perform their due diligence on every issue brought before them, and as Owners themselves, look to make decisions that are in the best interests of the Association as a whole, although these decisions may, at times, be contrary to what you personally believe.

As mentioned, another sizeable project on the horizon is the replacement of Pool 2 and accompanying bathhouse in fiscal year 2026 – 2027. Now this is a project of considerable scope and significant projected costs, that WOULD require a Membership vote if it were a new capital project that didn't already exist. As replacement projects of two assets that are already included in the Association's capital replacement plan, final design and budgetary decisions are at the discretion of your elected Board of Directors. Rest assured, we will keep you informed through every step of the process as we progress through the initial design, planning, and funding phases into final project completion.

To date, Frank Parisi from Williams Architects has attended two Facilities Planning Committee meetings to provide preliminary design concepts for both Pool 2 and the bathhouse. All current design and program ideas were formulated through direct discussions and feedback with staff and committee members. Major design components include repurposing the existing Family Center to integrate the pool bathhouse, and to provide a pool area with expanded deck and swimming capacity to accommodate the needs of both adults and children. Current design ideas accomplish these goals by offering a wet deck with play features, zero depth entry and plenty of leisure area with in-water bench seating, and a five-foot depth activity area which offers diving from the deck, a lap swim area, or space for other activities and programs. Also included in the plan is a run-out slide separate from the main pool water.

We currently have allocated \$4,853,200 combined for replacement and enhancements of both Pool 2 and the bathhouse; however, we know this amount is insufficient based on the current design plans and included amenities. Projected costs range between \$7,010,000 and \$8,050,000. Your staff, committees, and Board will continue to fine-tune the details and included components of this project so we can narrow the projected cost range and present you with a solid cost analysis through the upcoming fall budgeting cycle.

One misconception that has recently been floated is that Pool 2 will be unavailable for use next season due to demolition and construction of the new facilities. This is not the case, as our tentative schedules allow for Pool 2 to remain open through next summer, pending any unforeseen problems or issues with the current pool, with demolition beginning after Labor Day 2026.

Our plan is to develop a dedicated webpage about the Pool 2/ bathhouse project in the coming weeks on the Woodhaven website to provide you with current and updated information regarding the preliminary design ideas, potential features and updated cost projections for your review and comment. Watch our social media sites such as Facebook and the Woodhaven app for more details. We also urge you to attend committee meetings, Board meetings, and the budget hearing in November to keep abreast of this major

project, and all upcoming Association projects, both large and small. All meetings are published on the website calendar and in the *Woodhaven News*. We hope to see you there!

Volunteer Committee Applications

With all this talk about the Board and committees, have you ever thought about getting more involved at Woodhaven, or learning more about what they do on a certain committee or Board of Review? Now is your chance to get involved, starting in September we will be accepting applications for the Standing Committees and both Boards of Review: Communications, Facilities Planning, Finance, and ESAC and Public Safety Board of Review. This is a four-year commitment, the term will begin on January 1, 2026, and continue through December 31, 2030. Committee meetings typically occur on a monthly basis with meetings taking place in person or via Zoom. Applications are being accepted, please see the application on page 11 in this issue of the *Woodhaven News*. You may also complete an application on the Members side of our website on the app or stop in the Administration Office to fill out an application. Please refer to the Policy Manual Section 3. Committees to review all the policies that pertain to Committees and Boards of Review. Applications will be accepted through October 31, 2025, and appointments to the various committees and Boards of Review will be approved at the November Board Meeting. If you have any questions or need additional information, please contact us at the Administration Office.

Jones-Berry Lumber Co.

HARDWARE & BUILDING MATERIAL

1910 - 100 YEARS - 2010
AMBOY, IL 815-857-2525

VISA MasterCard

| | | | |
|-----------|-----------|---------------|--------------|
| • Lumber | • Roofing | • Hardware | • Electrical |
| • Plywood | • Paint | • Landscaping | • Delivery |
| • Siding | • Tools | • Plumbing | • Sheds |

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.

Member FDIC

f X @ in

1 FIRST STATE BANK

Adventure Awaits
Wherever your travels take you, we have checking account options that fit your needs!

- FSBPremier
- FSBChecking
- FSBPlus Checking

SCAN TO OPEN AN ACCOUNT TODAY!

firststatebank.biz | 800.362.9623

"GREAT DEALS - GREAT SERVICE SINCE 1926"

VAESSEN BROTHERS CHEVROLET, INC.

HIGHWAY 52
SUBLETTE, IL 61367
800-227-5203

Check out our selection of New & Used Cars, Trucks, Crossovers, & SUVs

We service all U.S.
Cars, Trucks, Vans, Crossovers, SUVs, & Motorhomes
Service Hours: Mon-Fri 7a.m.-5 p.m. | Sat. 7 a.m.-12 p.m.

800-227-5203 | 815-849-5232 | vaessenbrothers.com

Minutes from Woodhaven Lakes - Route 52 in Sublette

PARK MODEL ONLY FOR SALE

Charming 1991 Casa Villa Park Model – Ready for Its Next Chapter! This well-maintained 1-bedroom, 1-bath Casa Villa Park Model is full of potential and waiting to be loved again! Step inside to find a spacious kitchen with ample cabinetry and a newer refrigerator—perfect for everyday living or weekend getaways. The cozy living area includes a comfortable couch and recliner, creating an inviting space to relax. All appliances and furniture (except personal items) are included, making this a move-in-ready gem. Enjoy year-round comfort with central AC/heat, a hot water heater, and skirting already in place.

CALL: 815-535-6295 TODAY FOR MORE INFORMATION!

OFFERED AT: \$27,000



BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their July 26th, 2025, meeting:

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

- Motion was made to approve the June 28, 2025 – Board of Directors meeting minutes. Motion passed unanimously.
- Motion was made to approve the June 28, 2025 – Board of Directors executive meeting minutes. Motion passed unanimously.
- Motion was made to accept the ESAC Board of Review consent agenda as written. Motion passed unanimously.
- Motion was made to accept the Public Safety Board of Review consent agenda as written. Motion passed unanimously.
- Motion was made to utilize roll call to vote for the gaming parlor in the former bank space. Motion failed with 4 nays and 3 ayes.
- Motion was made for staff to proceed with getting a proposal from H&H Builders for the new Lakeside Building replacement project. Motion passed unanimously.
- Motion was made to accept the low bid from AGG Roofing to replace the roof on the Administration building with a not to exceed cost of \$70,000. Motion passed unanimously.
- Motion was made to temporarily suspend privileges for Section 17 Lot 59 until the membership paperwork is complete to bring the lot into compliance with the By-Laws. Motion passed unanimously.
- Motion was made to approve charging interest on all outstanding balances including citations to take effect July 1, 2025. Motion passed unanimously.

BOARD & COMMITTEE MEETINGS

*Meetings are subject to change, please check our website to view the most up-to-date schedules before attending a meeting.

Please see the online Event Calendar for details. Board meeting agendas will be posted to Facebook prior to each meeting.

AUGUST

| | | |
|------|---------------------------------------|------------|
| 24th | Annual Membership Meeting, Rec Plex | 11:30 a.m. |
| 24th | Board of Directors' Meeting, Rec Plex | 1:00 p.m. |

SEPTEMBER

| | | |
|------|---|------------|
| 6th | Facilities Planning Meeting, Association Office | 11:00 a.m. |
| 9th | Board of Directors' Meeting, NIU Naperville | 7:00 p.m. |
| 20th | Communications Committee, Association Office | 8:00 a.m. |
| 20th | Finance Committee Meeting, Association Office | 8:30 a.m. |
| 20th | Section Reps Meeting, Rec Plex | 9:30 a.m. |
| 23rd | Board of Directors' Meeting, NIU Naperville | 7:00 p.m. |

OCTOBER

| | | |
|------|---|-----------|
| 10th | Facilities Planning Meeting, Association Office | 7:00 p.m. |
| 11th | Finance Committee Meeting, Association Office | 8:30 a.m. |
| 14th | Board of Directors' Meeting, NIU Naperville | 7:00 p.m. |
| 18th | Communications Committee, Association Office | 8:00 a.m. |

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



WOODY'S GENERAL STORE & RESTAURANT

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

BEER • WINE • LIQUOR

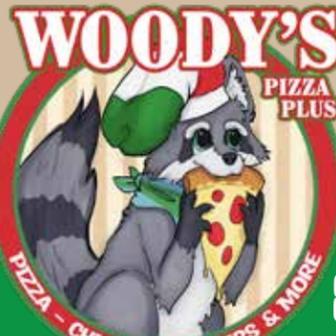
815-849-5189

CAMPSTOVE RESTAURANT SEPTEMBER HOURS:

| | |
|------------------|------------|
| MONDAY 9/1 | 8 AM-11 AM |
| WEDNESDAY-SUNDAY | 8 AM-11 AM |
| MONDAY & TUESDAY | CLOSED |

GENERAL STORE SEPTEMBER HOURS:

| | |
|-------------------|-----------|
| MONDAY 9/1 | 8 AM-2 PM |
| SUN, WED, THURS | 8 AM-1 PM |
| FRIDAY & SATURDAY | 8 AM-8 PM |
| MONDAY & TUESDAY | CLOSED |



*BRUNCH BUFFET LABOR DAY WEEKEND
SATURDAY-MONDAY 9 AM-1 PM*

PIZZA PLUS SEPTEMBER HOURS:

| | |
|-------------------|------------|
| SUN, WED, THURS, | 11 AM-1 PM |
| FRIDAY & SATURDAY | 11 AM-7 PM |
| MONDAY & TUESDAY | CLOSED |

PIZZA PLUS:
815-849-5197

- PIZZA SLICE: \$3.00
- CHEESE BURGER: \$9.50
- CHICKEN SANDWICH: \$10.75
- FRIED CHICKEN: \$6.50
- CHICKEN STRIPS: \$6.50

NOTES FROM THE COMMUNICATIONS COMMITTEE

- Committee Applications are available! See pages 10 - 11.
- Reminder: September/October are the last 2 months of bagged leaf pickup.
- It's time to start making winterizing plans!

LEFFELMAN & ASSOCIATES INC.

HOW'S YOUR AGENT WORKING FOR YOU?
We are local, we know Woodhaven, and we answer our phones!

See one of our park model and travel trailer insurance specialists today!



MOTOR HOME | PARK MODEL | TRAVEL TRAILER | RECREATIONAL VEHICLE | BOAT

815.849.5219 | 111 W MAIN ST, SUBLETTE, IL
LAMOILLE 815.638.2171 - AMBOY 815.857.2125
WWW.LEFFELMANASSOC.COM
Our Family 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.

La Fiesta
MEXICAN AMERICAN RESTAURANT

Tacos & Enchiladas | Burritos
Quesadillas | Chimichangas
Fajitas | Salads
Burgers & Sandwiches

Join us Tuesday Nights for Taco Tuesday!

107 Main Street, Sublette | 815.849.9224
Tuesday&Thursday: 11a.m.-9p.m. | Friday & Saturday: 11a.m.-10p.m.
Sunday: 8a.m.-9p.m.

WELCOME NEW PROPERTY OWNERS - JULY

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

| Sec/Lot | Name | City/State | IL |
|----------|------------------------------------|----------------|----|
| 1/11 | VERONICA CAMACHO | MARSEILLES | IL |
| 2/168 | ROBERT SIEGERS & MARIA VELAZQUEZ | MIDLOTHIAN | IL |
| 3/229 | YOLANDA EVETTE MERCADO | CHICAGO | IL |
| 5/257 | ANDREAS & JULIE KLINKO | LOMBARD | IL |
| 5/485 | PRZEMYSLAW & ANETA KALINOWSKI | MNT PROSPECT | IL |
| 5/505 | LINDA SEATON & MICHELLE HOLEYFIELD | CHICAGO | IL |
| 7/109 | PAMELA & BELINDA FLORES | AURORA | IL |
| 7/167 | KATRINA HAYA H ALBIS | DES PLAINES | IL |
| 11/7 | JESSE MORALIS JR | SHOREWOOD | IL |
| 11/8-9 | PAULETTE GIMPEL & JESSE MORALIS | SHOREWOOD | IL |
| 11/59 | JUNIOR & NAIHELY PEREZ | MONTGOMERY | IL |
| 11/75 | RUSSELL MC FEELY | WOODSTOCK | IL |
| 11/292 | LILIA & JUAN RIVERA | JOLIET | IL |
| 15/62 | TRACI & JOHN BALE D'ANCA | CHICAGO RIDGE | IL |
| 18/18 | RYAN & MEGHAN GRACE | DARIEN | IL |
| 18/109 | JACQUELINE DUNBAR TRUST | WILLOW SPRINGS | IL |
| 20/35 | ALVARO ZAVALA & CARMELA GONZALEZ | JOLIET | IL |
| 20/59 | DAVID & JANICE MATOS | GRIFFITH | IN |
| 25/90 | JORGE L MARTINEZ | CICERO | IL |
| 25/118-9 | MICHAEL & LISA AHLERT | DOWNERS GROVE | IL |
| 26/181-2 | FIDEL RAMIREZ & FIDEL RAMIREZ JR | CHICAGO | IL |

REGISTERED SEX OFFENDER LIST

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

SECTION REPRESENTATIVES & ALTERNATES

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

PUBLIC SAFETY CITATIONS - JULY

| Sec/Lot | Owner/Guest | Offense | Sec/Lot | Owner/Guest | Offense |
|---------|-------------|--|---------|-------------|---|
| 1/13 | Guest | Misuse of Woodhaven's public restrooms (male in female side of CS) | 17/66 | Guest | Operating a motor vehicle with no valid driver's license (juvenile) |
| 2/214 | Guest | Speeding 30 mph in a 20 mph zone | 17/66 | Guest | Operating a motor vehicle with no valid driver's license (juvenile) |
| 4/194 | Guest | Unconfined passengers | 17/66 | Guest | Operating a motor vehicle with no valid driver's license (juvenile) |
| 5/114 | Owner | Theft less than or equal to \$100.00 | 19/80 | Guest | Speeding 27 mph in a 20 mph zone |
| 6/7 | Guest | Misuse of a refuse container | 21/260 | Guest | Unconfined passengers |
| 6/7 | Guest | Misuse of a refuse container | 23/35 | Owner | Driving motor vehicle with no license |
| 6/52 | Owner | Disposal of restricted trash and debris | 24/31 | Guest | Verbal or physical altercations which cause others fear, alarms, or provokes others |
| 6/94 | Guest | No swimming in lakes | 24/31 | Guest | Damage to property less than \$100.00 |
| 6/94 | Guest | No swimming in lakes | 24/31 | Guest | All persons shall comply with lawful requests from Public Safety |
| 6/94 | Guest | No swimming in lakes | 24/31 | Guest | Repeated use of profanity at a level easily heard by others |
| 6/94 | Guest | No swimming in lakes | 24/31 | Guest | Criminal conduct resulting in an arrest; aggravated battery to private security officer |
| 6/94 | Guest | No swimming in lakes | 24/129 | Guest | Speeding 28 mph in a 20 mph zone |
| 6/94 | Guest | No swimming in lakes | 24/84 | Guest | Speeding 28 mph in a 20 mph zone |
| 6/94 | Guest | No swimming in lakes | 24/227 | Owner | Disposal of restricted trash and debris |
| 6/94 | Guest | No swimming in lakes | 28/120 | Guest | Misuse of refuse container |
| 6/94 | Guest | Failure to comply | 28/120 | Guest | Theft of property less than or equal to \$100.00 |
| 8/89 | Owner | Overnight occupancy without an active "IN" pass for the campsite | 28/44 | Guest | Unsecured passengers |
| 8/19 | Guest | No person shall operate any vehicle in a reckless manner | 28/142 | Guest | Speeding 28 mph in a 20 mph zone |
| 8/19 | Guest | Persons shall produce a valid pass and photo ID | 29/131 | Guest | Passengers must be confined within the passenger area of the motor vehicle |
| 9/185 | Guest | Failure to obey traffic sign (Main Gate stop sign) | 29/239 | Guest | Verbal or physical altercations which cause others fear, alarms, or provokes others |
| 9/185 | Owner | Owner shall not facilitate or permit other owners as guest when suspended | 29/239 | Guest | Verbal or physical altercations which cause others fear, alarms, or provokes others |
| 11/160 | Owner | Verbal or physical altercations which cause others fear, alarms, or provokes others | 29/239 | Guest | Refusal to provide basic information when requested by Public Safety |
| 11/160 | Owner | Criminal acts resulting in an arrest by law enforcement (domestic battery) | 29/317 | Owner | Hunting and unauthorized trapping is prohibited |
| 11/160 | Owner | Verbal or physical altercations which cause others fear, alarms, or provokes others | | Contractor | Work hours are 7 a.m. to dusk and thirty minutes for cleanup |
| 11/160 | Owner | Activities on campsite which interfere with another person's use/enjoyment | | Contractor | Work hours are 7 a.m. to dusk and thirty minutes for cleanup |
| 11/160 | Owner | All persons shall comply with lawful requests from Public Safety | | | |
| 11/287 | Guest | No swimming in lakes | | | |
| 13/98 | Owner | Animal attack: dog attacked another dog. | | | |
| 14/30 | Guest | Theft less than or equal to \$100.00 | | | |
| 17/62 | Owner | Use of any pass to gain access to property delinquent in dues, citations, or other charges | | | |

ESAC CITATIONS - JULY

| Sec/Lot | Violation | Sec/Lot | Violation |
|---------|---|---------|--|
| 4/3 | Two trees removed without prior authorization | 17/80 | Rotten wood on room; deck spindles loose |
| 5/14 | Skirting missing from deck and RV | 17/88 | Building materials - blocks |
| 5/484 | Building materials - blocks, lumber | 17/170 | Painting of six trees |
| 6/41 | No permit for RV; RV less than 7' from 41/40 line | 19/35 | Removal of trees without prior authorization |
| 6/114 | Tape on broken window; room soffit damaged | 19/79 | Building materials - blocks, railroad ties |
| 8/116 | Building materials - shingles, PVC pipe | 20/25 | Post supporting NEMA3 deteriorated |
| 10/90 | Registration on motor RV expired 12/31/24 | 21/268 | Exposed wire to light |
| 10/231 | No registration on moped; bldg. materials | 22/28 | Building materials - lumber, RV awning |
| 11/118 | Tape on RV service doors | 22/58 | Hole in shed |
| 13/107 | Damaged cap on sewer inlet | 22/65 | Building materials - plywood |
| 13/111 | RV seam open; RV door trim missing | 26/27 | Exposed outlet on RV; RV door trim missing |
| 14/2 | Mowing beyond property line | 27/71 | Access door in skirting not secure |
| 14/88 | No current registration on file for LSV | 29/12 | Building materials - blocks, LP tank, toilet |
| 15/114 | Canvas enclosing POH; no reg for LSV, moped | 29/306 | RV door trim missing/loose; vinyl not secure |
| 16/148 | Mismatched roofing on PM; soffit damaged | C & N | Removal of trees without prior authorization |
| 17/59 | Room less than 7' from line; holes in room roof | | |

MSK Enterprises, LLC
 GOLF CARS & LSV'S
 Sales • Service • Rentals • Storage
 25 Years Of Excellence
 Golf Cars: 815-857-4211
 Matt's Cell/LSVs: 815-973-2711
 MSK Enterprises, LLC
 981 Green Wing Road • Amboy, IL 61310
 Email Matt & Josh: matt@msgolfcars.com

SnK Electric
 815-570-7196
 25+ years experience
 Lic.# 1862 & 197
 Service Upgrades
 New & Old Work
 Meter Pedestals
 Violations Corrected
 Trenching
 Water & Sewer Extensions
 & More!

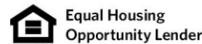
Turn Your **DREAMS** Into **REALITY!**



See us for all your financial needs.

Visit numarkcu.org today!

Federally Insured by NCUA



Committee Membership Application

Name: _____ Sec/Lot(s): _____
 Address: _____ Phone: _____
 _____ Email: _____

Please answer the following questions:

Which Standing Committee do you wish to serve on?

Why do you want to serve on this committee?

What credentials or areas of expertise can you bring to this committee?

Are you able to attend a committee meeting once per month?

How long have you been an Owner at the Woodhaven Association?

Are you bilingual? If so, what other language(s) do you speak?

Do you have any comments to add?

Signature: _____ Date: _____

Application Qualifications Review - File Review Acknowledgement

I, _____, Owner of Section/Lot(s) _____
 in Woodhaven Lakes, understand an "Applicant Qualifications Review," which includes a file review and a walk-through inspection of my lot, will take place following submission of my application.

Signature: _____ Date: _____



COMMITTEE MEMBERS APPLICATION

Committee Members Applications Open

In accordance with Policy 03-130-1113 Term of Appointment to a Standing Committee, Property Owners are appointed to the standing committees for a 4-year term. Appointments will be made at the November Board meeting of odd years. Terms commence on January 1 and expire on December 31. Committee terms under this policy are in effect as of January 1, 2014.

Interested owners can use this application for submission. Please return the completed form to the Association Office before October 31st. Applications can also be found on the app, or on the "Members" side of the website under "Forms". Included on the application is authorization for a file review. File reviews are conducted by staff for the purpose of determining a candidate is in good standing with the Association, i.e., zero balance on account, no current citations or Campsite violations. Typically, committees meet once a month and consist of the Communications Committee, Finance Committee, Facilities Planning Committee, ESAC and Public Safety Boards of Review. For details on each committee's roles, see Policy Manual, Section 3. Appointments are made based on experience, variety of knowledge, and as a representation of all members. Applicants will be notified if they have been selected, no later than December.

For more information, contact Amy Ackert (815) 849-5209.



CAMPFIRE CHRONICLES

2025 ANNUAL REPORT



Dan Rossi
President



Chris Collins
Vice President



Charles Muir
Secretary



Laura Packwood
Treasurer



Diane Connelly
Director



Harry Koeppel
Director



John Shefcik
Director

Index

| | |
|--|-------|
| President’s State of the Association..... | 2 |
| Year in Review | 3-8 |
| Summary of Funds and Subsidiary Operations | 9 |
| Five-Year Projection Summary | 10 |
| Volunteer Committees, Section Reps/Alternates..... | 11 |
| Department Heads, Managers & Supervisors..... | 12-13 |
| Independent Auditor’s Report | 14-15 |
| Consolidated Balance Sheets | 16 |
| Consolidated Statements of Income and Equity | 17 |
| Consolidated Statements of Cash Flows | 18 |
| Notes to Consolidated Financial Statements | 19-25 |
| Supplementary Information on Future Major Repairs - Association Assets | 26 |
| Schedule of Changes in Reserve Fund Balance - Association Assets..... | 27 |
| Supplementary Information on Future Major Repairs - Water and Sewer System Assets..... | 28 |
| Schedule of Changes in Reserve Fund Balance - Water and Sewer System Assets..... | 29 |



State of the Association

Dan Rossi, President
Woodhaven Association Board of Directors

The State of the Woodhaven Association message is an excellent annual exercise to reflect on our past accomplishments and challenges, and to also look ahead at upcoming projects, programs, and initiatives to determine how they will shape our community into the future.

This past fiscal year was relatively unassuming by Woodhaven’s standards. We didn’t have a major storm event or other significant unexpected crisis to manage, as it seems we did for several of the previous years. But an unassuming season is still a busy one that requires teamwork, time, and effort by your Board, committee members, and staff to keep Woodhaven running effectively and efficiently to provide the excellent level of programs, services, and amenities that you’ve come to expect.

Looking back, one of the main focuses over this past year is certainly one of our finest natural assets—Woodhaven’s deer herd. The Deer Management Ad Hoc Committee, through extensive data collection, debate and review of information from industry experts, recommended implementing a deer management program to help maintain a well-balanced and healthy deer herd. Unfortunately, last fall, the first deer management program permit application was denied by the Illinois Department of Natural Resources, citing the need for additional statistics and more detailed information. Staff have been working closely with representatives from IDNR over the past season to help develop a more detailed management plan which we will submit for approval this coming fall, to allow us to implement deer management efforts early next year.

Two big projects that were initiated in Fiscal Year 2024 – 2025 were major improvements to two of our aquatic facilities. At Pool 1, the mechanical room was renovated and included an upgraded phase 3 electrical feed panel along with replacement of the pool heater, pumps, and filtration system. These improvements will help ensure that Pool 1 will operate efficiently for the next 30 years, when Pool 1 is scheduled for replacement. The beach also received a serious facelift, with the primary goal of slowing erosion of the beach sand into the lake and to provide user enhancements and upgrades for a more enjoyable beach experience. Upgrades include retaining walls, two-tiered concrete seating and observation area near the new rental boat docking pier, and new beach access fencing.

Looking ahead, we also have several large projects on the horizon that will definitely shape Woodhaven’s future. Our third aquatic facility, Pool 2 and the accompanying bathhouse, is scheduled for replacement during the 2026 – 2027 Fiscal Year. We have already begun the process of reviewing potential design ideas and associated costs, with hopes of breaking ground in early September of next year for a summer 2027 grand opening.

Some projects are more difficult than others, and the replacement of the Lakeside Center building has certainly been challenging over the past year. Highly inflated projected building costs compared to what we have allocated for the project have forced us down several different paths we didn’t anticipate, however, we are committed to providing you with a replacement facility to enhance our fitness services and equipment, at a cost much more in line with what we have budgeted.

And in the true spirit of Woodhaven and our environmental focus of both protecting and utilizing our natural assets and resources, we are currently investigating the feasibility and related costs to provide alternative energy sources through installation of solar panels at several of your common facilities throughout property. While this is undoubtedly a project that is considered a “green initiative,” our main focus is to reduce the Association’s reliance on the power grid, thereby stabilize rising energy costs and providing long-term cost savings at a fairly quick rate of return on our investment.

When I drive around Woodhaven, I am in awe of what Woodhaven has to offer both in terms of our first-class facilities and amenities, along with the natural beauty and serenity of the trees, prairies, and lakes on which they are set. I am extremely thankful to Woodhaven’s past Boards, Committees, and managerial staff who made it a priority to not only protect, but also enhance, our assets over the course of Woodhaven’s lifetime. Their tough decisions, which were undoubtedly at times met with opposition, especially when increased or additional funds were required for these improvements, helped shape Woodhaven into what we are today—the finest recreational Property Owner community in the country.

Your current Board of Directors recognizes these past accomplishments and also understands that we, too, are stewards for a future generation of Woodhaven Owners, and that our decisions will determine how Woodhaven looks for the next 10, 25 and even 50 years. As always, we will continue to prudently manage your association’s funds throughout the process, to ensure that all current and future assets are maintained and improved upon with a balance of fiscal responsibility. And when I, and all of your current Directors, no longer serve in this capacity, we hope to look back and say we left Woodhaven and this awesome community better than when we found it.

2024-2025 Year in Review

April 2024

- Spring Fling kicks off the start of summer with a challenge to Game On! We start off the theme by introducing Woodhaven's very own Race to the Gate board game.
- It wouldn't be a proper year in review without noting another bizarre storm. The Association evaluates their buildings (mainly roofs) and fleet vehicles after a late winter hail storm drops golf ball-sized hail across property.
- The Bait Shop sees updates to displays and retail storage areas.
- The official start to the Memorial Tree Program begins!
- 2024 is a Board of Directors election year with 3 of the 7 seats up for election.
- A total solar eclipse takes place Monday, April 8th! Woodhaven experiences a 90% coverage around 2 p.m.
- The new cashless FasCard system is installed and ready to use at the Laundromat.
- Larger capacity toilet paper dispensers were installed at Comfort Stations to alleviate toilet paper replacement times on busy weekends.
- After 29 years of managing our lakes and other natural resources, Jerry Corcoran retires from the Association.

May 2024

- Catfish are stocked into Pine, Hidden, Bluegill, Sunset, and Black Oak Lakes.
- Memorial Day Weekend jump starts the summer with Dock Dogs and a Gaga Ball Tournament, among the usual favorites.
- We continue to take names for Woodhaven's Honor Roll of Veterans; the list is currently at 363 and counting! We will continue to add names and publish this list in the *Woodhaven News* each year.
- All Comfort Stations have their exhaust vent motors replaced.
- The retaining wall repair at the Lakeview Building is finally completed!
- The Recreation Department holds a new intriguing event, a Murder Mystery dinner!
- The Sublette Fire Department holds pump training on Sunset Lake.
- New trailhead signage is placed at several major trail entrances on property, with directional arrows and distances to amenities via the trail.



2024-2025 Year in Review

June 2024

- Sunset Lake pier gets an upgrade with new stain and a steel roof.
- A new boat launch was installed at Black Oak Lake.
- All worn or illegible memorial bench plaques were replaced across property.
- Rick Farringer, Director of Public Safety, retires after over 40 years of service to Woodhaven.
- The 2024 Tin Tacker design is released, featuring a lakeside scene complete with a kayak and a coy deer.
- Multi-agency water rescue training was conducted at Woodhaven Lake by Sublette and Amboy Fire Departments, Woodhaven Public Safety, and Woodhaven Aquatic Staff.

July 2024

- Thirty-two runners competed in Woodhaven's Race for the Ace 5K. Joseph Egan was the overall winner with a time of 20:29.
- Six Woodhaven lots were sold through the annual Lee County Delinquent Tax Sale Auction. The average sales price was \$7,035 with a high sale price of \$11,888 and a low sale price of \$3,543.
- The March 2024 Audit Report was completed and approved by the Board of Directors.
- Our Annual Amateur Golf Outing sees 16 teams - another great year!
- The Resource Department's Vermeer chipper was replaced with a new model.
- The *Leisure Times* box at the Main Gate gets an update - with two tiers to accommodate taller vehicles, and a light for nighttime visibility. A great suggestion from an Owner via the Speak Up Sheet program!
- The Deer Management Ad Hoc Committee votes to propose a primary and a supplementary option to the Board of Directors, including submitting an application for a Deer Population Control Permit and providing local landowner/hunters with incentives to take more does.

August 2024

- Come on Down! Our Game On Main Event hosts a traveling game show among our usual favorites, Wine and Cheese Social, and Classic Car Show.
- On Sunday, August 25 the Annual Membership Meeting was held with 94 Property Owners in attendance, representing 108 lots.
- The third and final year of road sign replacement is complete. A total of 226 road signs were replaced over the three year project.
- A deer count was performed on property with a count of 291; about 119 deer per square mile.
- Board of Director election ballots were counted and adjudicated on Saturday, August 24. Total online votes cast were 914, paper ballots received were 782, with just 32 invalid ballots.



2024-2025 Year in Review

September 2024

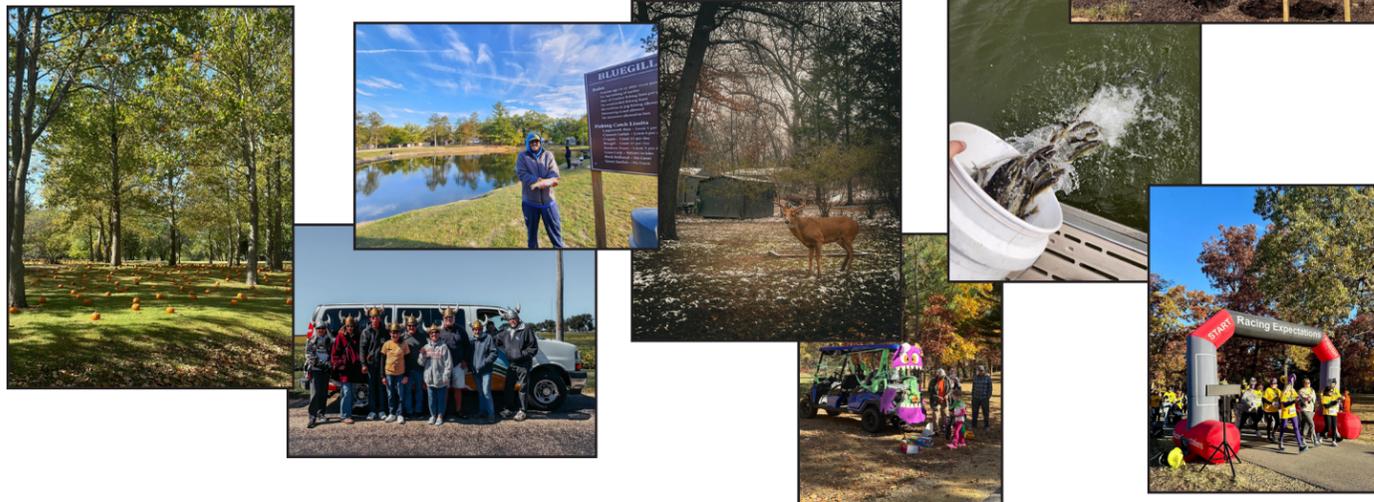
- Estimated weekend attendance for Labor Day Weekend 2024 was 13,388, a little over 1,000 more than the estimated attendance for 2023.
- 207 Oak trees have been identified to have oak wilt and were removed or scheduled to be removed throughout property.
- The Woodhaven Weed Wackers scooter group joined staff to participate in Sublette's 170th Anniversary Celebration Parade.

October 2024

- A total of 76 runners competed in our 8th BooHaven 5K Fun Run. Joseph Egan was again our overall winner with a time of 21:03.
- Beautiful weather led to a Fall Fest Weekend with an estimated attendance around 9,300. Fall Fest also marks the beginning of Rainbow Trout season at Woodhaven; trout were stocked in Pine, Hidden, and Bluegill Lakes.
- We had an amazing trunk or treat turnout with over 50 trunks participating! Over 300 kids attended this event.
- The Maintenance Department replaced the Comfort Station 24 roof with steel.
- The Memorial Tree Program has a great start with 34 trees planted in its first year; an additional 80 trees were planted as part of our reforestation efforts.
- Electrofishing surveys were conducted on Bass and Woodhaven Lakes.
- The Woodhaven Lake shoreline stabilization project begins - the goal is to eliminate shoreline erosion by stabilizing 882 feet of the shoreline between the boat rental shed to the far side of the basketball courts.

November 2024

- Woodhaven Members and guests played 2,124 rounds of golf at Shady Oaks Country Club, receiving discounts totaling \$16,575 in 2024. 283 lots participated in this program.
- Resurfacing of improved trails was completed across property.
- The Maintenance Department received their new 45' man lift, replacing their old 35' man lift. This department also receives a replacement 10' three-way plow, and salt and rock chip spreader.
- Two deer counts were performed on property with counts of 270 and 291; 111 and 119 deer per square mile, respectively.
- New signage was placed at the leaf pile at the Service Center.



2024-2025 Year in Review

December 2024

- The Board of Directors approved the assessment levels for the 2025-2026 fiscal year and set them at \$1,495 for lots with sewer service and \$1,375 for non-sewered lots.
- Public Safety completed its annual lot-to-lot foot patrol with a total of 6,216 lots walked. Through this patrol there were 1,242 findings reported including: 2 open trailer doors, 72 open trailer windows, 53 open shed doors, 7 open shed windows, 7 broken/cracked windows, 6 open roof vents and 8 water leaks, and 1,065 reports to ESAC. Property Owners were notified by either phone or mail.
- Delapidated wooden bridges in Section 25, Section 23 prairie, and Norm Pugh trail were replaced with culverts.
- Two older vehicles in the Maintenance Department are replaced; a 16 year old building maintenance van was replaced with a new Dodge Ram Promaster van and a 25 year old maintenance utility truck was replaced with new GMC Sierra 3500 with utility box.
- Deer counts in December yielded totals of 206 and 296; square mile totals follow at 84 and 121.
- Nuisance abatement lots were completed - abatable items were removed from 11 lots including 4 park models, 3 RVs, 4 room additions, 2 sheds, 4 decks and 1 overhead.

January 2025

- The 2025 Main Event theme is announced: Campfire Chronicles! The Recreation Department is planning a storytelling summer, complete with a story and coloring book, written by Rec Plex Manager Katie and illustrated by Marketing Coordinator Heidi!
- Early and late January deer counts result in totals of 305 and 392; square mile totals of 125 and 161.

February 2025

- A chilly Cabin Fever brings about the usual favorites, including a poker walk, BINGO, sledding, and arcade tournaments.
- Representatives from Woodhaven Lakes Realty, Inc. brave the weather to attend the Chicago RV and Camping Show in Rosemont with many current Owners stopping by to say "hello!"
- Deer count totals for February are 380 and 265 with per square mile totals of 156 and 108.
- Fish cribs are implemented on Bass and Woodhaven Lakes to provide sanctuary for smaller fish to thrive and in efforts to improve the bluegill population.
- The Board reviews three conceptual designs for the potential replacement of the Lakeside Center. Following the selection of a initial design, cost estimates will be reviewed.
- Thanks to another great Speak Up Sheet suggestion, the Public Safety Department begins to utilize magnetic flags on their vehicles to indicate fire bans.



Summary of Fund and Subsidiary Operations

March 31, 2025

A copy of the consolidated March 31, 2025, Audit Report is provided in the 2025 Annual Report and presents consolidated Balance Sheets; Statements of Income and Equity; and Statements of Cash Flows for the Association and its subsidiary operations. Additional details in the form of footnotes also provide information on various topics including investments; long term debt; plant, property and equipment; income taxes; and reserves for future major repairs and replacements. This report provides a complete review of the Association’s financial activities. Please take the opportunity to review the information provided.

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

The following schedule has been prepared to present property owners with a breakdown of the financial results of each fund and entity of the Association. The schedule includes the actual and budget information associated with the year ended March 31, 2025; and includes the actual performance for each fund and entity in 2022, 2023, and 2024. This schedule and the five-year plan information that follows are provided to give property owners more information about the Association’s current financial position and its future plans. As noted above, detailed reports are available for interested property owners to review on our website and at the Association Office.

This information has been prepared by the Association’s management and is not part of the information audited by Selden Fox.

| Breakdown of Change in Association Equity | As Re-Stated | As Re-Stated | | | |
|---|---------------------|---------------------|-------------------|-------------------|---------------------|
| | March 2022 | March 2023 | March 2024 | March 2025 | 2025 Budget |
| Operating Fund | \$ (489,326) | \$ (151,969) | \$ (295,830) | \$ 10,359 | \$ (551,254) |
| Lot Fund | 28,721 | 29,950 | 8,130 | 14,757 | 1,859 |
| Water & Sewer Fund | 219,620 | 264,991 | 257,545 | 235,801 | 192,479 |
| General Store | (84,213) | (32,129) | (6,267) | (73,519) | (35,628) |
| Service Center - True Value | 252,202 | 200,116 | 88,402 | 30,262 | 128,256 |
| Woodhaven Lakes Realty | 83,573 | 40,580 | 41,557 | (16,261) | 30,262 |
| Total Change in Operating Equity | \$ 10,577 | \$ 351,539 | \$ 93,537 | \$ 201,399 | \$ (234,026) |
| Restricted Fund - net income | 367,380 | 150,483 | 804,752 | 625,997 | |
| Increase in Reserve Funds | (761,175) | (777,948) | (692,430) | (628,742) | |
| Total Change in Equity | \$ (383,218) | \$ (275,926) | \$ 205,859 | \$ 198,654 | |

Five-Year Projection Summary

2025 - 2026 Budget

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

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

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

| Woodhaven Association | Actual Assessment | Projected Assessment |
|-----------------------------------|-------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Five-Year Plan Summary | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 | 2030-2031 |
| Lots with Sewer Service | | | | | | |
| Operating Assessment | \$1,205.00 | \$1,252.00 | \$1,287.00 | \$1,339.00 | \$1,394.00 | \$1,441.00 |
| Restricted Assessment | 228.00 | 381.00 | 346.00 | 294.00 | 439.00 | 392.00 |
| Debt Service Assessment | 62.00 | 62.00 | 62.00 | 62.00 | 62.00 | 62.00 |
| Total Assessment | \$1,495.00 | \$1,695.00 | \$1,695.00 | \$1,695.00 | \$1,895.00 | \$1,895.00 |
| Lots without Sewer Service | | | | | | |
| Operating Assessment | \$1,156.00 | \$1,202.00 | \$1,237.00 | \$1,288.00 | \$1,343.00 | \$1,389.00 |
| Restricted Assessment | 188.00 | 342.00 | 307.00 | 256.00 | 401.00 | 355.00 |
| Debt Service Assessment | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 | 31.00 |
| Total Assessment | \$1,375.00 | \$1,575.00 | \$1,575.00 | \$1,575.00 | \$1,775.00 | \$1,775.00 |

The reserve plan information for the association assets and W&S assets is based on projections using an inflation rate of 4% and an interest rate of 5%. Summary statistics on each reserve fund’s activities through the 2030-2031 fiscal year are provided below. The percent figures represent the estimated value of each reserve in comparison to a fully funded reserve.

| Statistical Categories | Association Reserves | | W&S Reserves | | Total Reserves |
|-------------------------------------|----------------------|---------|--------------|---------|----------------|
| | \$ Amount | Percent | \$ Amount | Percent | \$ Amount |
| Dollar value low point (2028-2029) | \$9,613,240 | 43.04% | \$1,178,219 | 18.59% | \$10,791,459 |
| Dollar value high point (2025-2026) | \$11,858,932 | 69.61% | \$3,804,420 | 72.57% | \$15,663,352 |
| Average dollar value | \$10,344,503 | 45.92% | \$2,227,212 | 32.21% | \$12,571,715 |
| Estimated balance 3/31/2031 | \$12,811,220 | 45.14% | \$1,536,646 | 18.82% | \$14,347,866 |

As of March 31, 2025, the Association had an internal loan balance due to its reserve funds, which is associated with the purchase of the water and sewer system assets. The loan on March 31, 2025, is \$3,677,923 and is scheduled over an amortization period ending April 1, 2038. Additional details are provided in Footnote (E) of the Audit Report.

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

Section Representatives & Alternates

As of August 1, 2025

| Section | Representative | Alternate |
|---------|--------------------------|--------------------------------|
| 01 | Nancy Nieslawski 1-15 | |
| 02 | Pat Sirbas 2-279 | Jane Elliott 2-216 |
| 03 | Maria Dellegrazio 3-68 | Judy Gonzalez 3-91 |
| 04 | Gregg Swanstrom 4-183 | Pamela Smith 4-127/7-209 |
| 05 | Pat Looby 5-402 | Dale Fildes 5-290 |
| 06 | Michael Flanigan 6-6 | |
| 07 | Karen Larson 7-194 | Lee Patterson 7-6 |
| 08 | Linda Smith 8-31 | Mary Muir 8-30 |
| 09 | Jack Meyers 9-88 | |
| 10 | Bob Palatine 10-284 | Tony Lona 10-219 |
| 11 | Rosa Galarza 11-69 | John McCarthy 11-37 |
| 12 | Heather Hansen 12-48 | |
| 13 | Missy Silfies 13-50 | |
| 14 | Lee Campbell 14-89 | |
| 15 | Nancy Jackson 15-104 | Elaine Ayres 15-61 |
| 16 | Ernest Mitchell 16-79/80 | Rich Ziegenfuss 16/132-133-134 |
| 17 | Diana Fontanez 17-247 | Angel Rivera 17-286 |
| 18 | | |
| 19 | | |
| 20 | Anthony Sarullo 20-20 | Mike Connelly 20-21/32 |
| 21 | Shaunta Stocking 21-251 | Joe Sedevic 21-36 |
| 22 | Kathy Brush 22-153 | Kim Gibas 22-104 |
| 23 | Brenda Kriss 23-104 | Rita Olsen 23-48 |
| 24 | Laurie Picha 24-9 | Phyllis Sippel 24-126 |
| 25 | Ryan Davidson 25-125 | Kurt Benda 25-114 |
| 26 | Jackie Foulk 26-1 | |
| 27 | Donna Sportun 27-94 | Milagros Irizarry 27-163 |
| 28 | | |
| 29 | James Robinson 29-331 | Arthur Orsini 29-337 |

Volunteer Committees

As of August 1, 2025

ESAC Board of Review

Chairperson: Mary Muir
Board Liaison: Chris Collins

Members:

- Kurt Benda
- Dave Fase
- Richard Gobrecht
- Darlene Singleton
- Neil Smith
- Judy Gonzalez

Public Safety Board of Review

Chairperson: Patrick Sleik
Board Liaison: Harry Koeppel

Members:

- Florentino Arreguin
- Heather Hansen
- George Metzger
- Louisa Nicotera
- Susan Rossi
- Donald Terry

Facilities Planning Committee

Chairperson: Charles Muir
Staff Liaison: Randy Koehler

Members:

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

Finance Committee

Chairperson: Laura Packwood
Staff Liaison: Jeff Hickey, Katie Montavon

Members:

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

Communications Committee

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

Members:

- Michael Flanigan
- Diana Koeppel
- Ralph Pimentel
- Barb West
- Karen Larson
- Brian Hannah

Deer Management AdHoc Committee

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

Members:

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

Audit Committee

Dan Rossi

Laura Packwood

Jeff Hickey

Amy Ackert

Environmental Committee

Members:

- David Fase
- Jeff Hickey
- Linda Koutsogianis

Woodhaven Association Department Heads, Managers, & Supervisors

and Cumulative Years of Service



Jeff Hickey - Executive Director
35 years



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



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



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

Maintenance/Janitorial/ Resources Department



Maintenance Director
Ryan Farley
15 years



Resource Director
Justin Rodriguez
11 years

Utilities Department



Certified Operator
Rusty Lindenmeyer
37 years

Administration Department



Collections Manager
Becky Whelchel
26 years



Marketing/
Communications
Manager
Nicci Leffelman
18 years

ESAC Department



ESAC Department
Manager
Sue McGraw
18 years

Information Technology Department



Information Systems
Manager
Samuel Owens
12 years

Woodhaven Lakes Realty, Inc



WLRI Managing Broker
Bonita Willis
21 years

Woodhaven Association Department Heads, Managers, & Supervisors

and Cumulative Years of Service

Public Safety Department



Public Safety Lieutenant
Wayne Lachat
30 years



Public Safety Shift Supervisor
Lisa Westenfelt, Sergeant
25 years



Public Safety Shift Supervisor
Isabel Garza, Sergeant
5 years

Recreation/Aquatics Department



Recreation Manager
Emma Lipka
6 years



Rec Plex Manager
Katie Kwarta
4 years



Aquatics Manager
Kimber Zitelman
3 years

Woody, Inc.



Director of Woody, Inc
Jonathan Quintana
5 years



Service Center Facility Manager
Chris Tidmore
1 Year



General Store Facility Manager
Cory Boehm
5 years



Restaurant Manager
Stacey Lyons
2 years

Selden Fox

Accounting for your future

One Parkview Plaza, Suite 710 | Oakbrook Terrace, IL 60181 | www.seldenfox.com
p 630.954.1400 | f 630.954.1327 | email@seldenfox.com

INDEPENDENT AUDITOR'S REPORT

Board of Directors
The Woodhaven Association
Sublette, Illinois

Opinion

We have audited the accompanying consolidated financial statements of **The Woodhaven Association** (the "Association") which comprise the consolidated balance sheet as of March 31, 2025, and the related statements of consolidated income and association equity and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of The Woodhaven Association as of March 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Prior Period Consolidated Financial Statements

The consolidated financial statements of The Woodhaven Association as of and for the year ended March 31, 2024, were audited by other auditors whose report dated August 8, 2024, expressed an unmodified opinion on those statements.

Responsibilities of Management for the Consolidated Financial Statements

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

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

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

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Disclaimer of Opinion on Required Supplementary Information

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

Selden Fox, Rtd.
Oakbrook Terrace, Illinois
August 7, 2025

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

March 31, 2025, and 2024

| A S S E T S | 2025 | 2024 |
|--|---------------|---------------|
| Cash on hand and in bank and cash equivalents - unrestricted | \$ 3,560,322 | \$ 5,100,807 |
| Cash on hand and in bank and cash equivalents - restricted | 1,417,708 | 1,097,309 |
| Interest-bearing deposits in banks - unrestricted | 2,021,784 | 990,464 |
| Interest-bearing deposits in banks - restricted | 11,040,643 | 11,246,368 |
| Assessments and accounts receivable, net of allowance for credit losses of \$379,371 and \$345,225, respectively | 2,692,962 | 2,615,381 |
| Investment securities - restricted | 2,094,520 | 581,798 |
| Inventories | 638,145 | 677,932 |
| Interest receivable | 37,468 | 37,889 |
| Other receivables | 9,567 | 3,804 |
| Prepaid expenses | 159,566 | 117,567 |
| Property, plant and equipment, net of accumulated depreciation | 13,877,682 | 14,073,391 |
| Investment in Woodhaven lots | 2,312 | 7,049 |
| Investment in stock | - | 14,458 |
| Total assets | \$ 37,552,679 | \$ 36,564,217 |
| LIABILITIES AND ASSOCIATION EQUITY | | |
| Liabilities: | | |
| Trade accounts payable | \$ 477,109 | \$ 330,684 |
| Deferred member assessments net of discount | 8,815,389 | 8,811,928 |
| Deferred income - designated for future major repairs and replacements | 16,596,452 | 15,967,710 |
| Other deferred income | 39,896 | 43,917 |
| Other accrued expenses | 352,199 | 336,998 |
| Total liabilities | 26,281,045 | 25,491,237 |
| Association equity: | | |
| Restricted capital: | | |
| Investment in fixed assets | 10,266,682 | 10,175,891 |
| Unrestricted capital | 1,004,952 | 897,089 |
| Total association equity | 11,271,634 | 11,072,980 |
| Total liabilities and association equity | \$ 37,552,679 | \$ 36,564,217 |

See Notes to Consolidated Financial Statements.

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

March 31, 2025, and 2024

| | 2025 | 2024 |
|---|----------------------|----------------------|
| Revenue: | | |
| Assessments - operating | \$ 6,956,770 | \$ 6,770,207 |
| Assessments - future major repairs and replacements | 1,410,000 | 1,535,195 |
| Net sales | 3,622,040 | 3,637,136 |
| Commissions | 346,824 | 378,772 |
| Total revenue | 12,335,634 | 12,321,310 |
| Commissions paid | 203,091 | 218,031 |
| Cost of goods sold | 2,503,150 | 2,581,713 |
| Gross profit | 9,629,393 | 9,521,566 |
| Other operating revenue | 736,730 | 856,419 |
| Total revenue from operations | 10,366,123 | 10,377,985 |
| Operating expenses | 10,794,664 | 10,663,547 |
| Net income from operations | (428,541) | (285,562) |
| Other income | 793,320 | 611,915 |
| Income before provision for income taxes | 364,779 | 326,353 |
| Provision for income tax expense | (166,125) | (120,494) |
| Net income | 198,654 | 205,859 |
| Association equity, beginning of year | 11,072,980 | 10,867,121 |
| Association equity, end of year | \$ 11,271,634 | \$ 11,072,980 |

See Notes to Consolidated Financial Statements.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

March 31, 2025, and 2024

| | 2025 | 2024 |
|--|--------------------|--------------------|
| CASH FLOWS FROM OPERATING ACTIVITIES: | | |
| Net income | \$ 198,654 | \$ 205,859 |
| Adjustments to reconcile net income to net cash from operating activities: | | |
| Depreciation and amortization | 1,578,200 | 1,502,204 |
| Bad debt expense | 62,332 | 66,394 |
| (Gain) on the sale of property and equipment | (37,774) | (31,437) |
| Loss on True Value stock | 14,458 | - |
| Change in assets and liabilities: | | |
| Change in assessments and accounts receivable | (139,913) | (31,084) |
| Change in inventories | 38,811 | (5,634) |
| Change in trade accounts payable | (185,307) | 71,279 |
| Change in interest and other receivables | (5,342) | 93,155 |
| Change in prepaid expenses | (41,999) | (53,625) |
| Change in designated reserve funds | 628,742 | 692,430 |
| Change in accrued expenses and other liabilities | 14,641 | 14,871 |
| Net cash flows from operating activities | 2,125,503 | 2,524,412 |
| CASH FLOWS FROM INVESTING ACTIVITIES: | | |
| Proceeds from the sale of property and equipment | 42,386 | 10,635 |
| Net change interest-bearing deposits in banks | (825,595) | 253,265 |
| Proceeds from maturity and sale of investment securities | 100,302 | 524,178 |
| Purchases of investment securities | (1,611,922) | (171,476) |
| Purchases of property and equipment | (1,050,760) | (1,791,408) |
| Net cash flows from investing activities | (3,345,589) | (1,174,806) |
| Change in cash and cash equivalents | (1,220,086) | 1,349,606 |
| CASH AND CASH EQUIVALENTS (RESTRICTED AND UNRESTRICTED): | | |
| Beginning | 6,198,116 | 4,848,510 |
| Ending | \$ 4,978,030 | \$ 6,198,116 |
| SUPPLEMENTAL CASH FLOW INFORMATION: | | |
| Cash payments for income taxes | \$ 229,499 | \$ 60,477 |
| NON CASH OPERATING AND INVESTING ACTIVITIES: | | |
| Property and equipment financed by accounts payable | \$ 331,731 | - |

See Notes to Consolidated Financial Statements.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2025, and 2024

(A) Nature of Business and Significant Accounting Policies:

Nature of business:

The Woodhaven Association (the "Association") is an Illinois corporation subject to the Declaration of Covenants made May 8, 1971, and as amended October 26, 2015. The parcels, which are in a subdivision located in Lee County, Illinois, have been divided into recreational lots (campsites), commercial property or transferred to the Association as common property. On March 31, 2025, and 2024, 6,216 campsites are covered by the Declaration, of which 6,144 lots are assessable. However, included in the 6,144 assessable campsites were 27 and 28 lots, respectively, which were owned by the Association and accordingly, were not assessed during the years ended March 31, 2025, and 2024. Each Owner or Owners of a campsite represent a membership of the Association, but each campsite is limited to one voting Member.

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

Description of funds:

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

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

As mentioned above, the campsites held in the Lot Fund inventory are not assessable. The Board allocated unrestricted Member assessments to the Lot fund, at a rate of seven and eight dollars per lot on March 31, 2025, and 2024, respectively. In the Water and Sewer Fund, the Board allocated unrestricted Member assessments at a rate of forty-nine dollars per lot for each water and sewer services for the year ended March 31, 2025, and forty-eight dollars per lot for each service for the year ended March 31, 2024.

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

Description of subsidiaries:

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

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

Principles of consolidation:

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

Use of estimates:

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

Concentrations of credit risk:

Financial instruments that potentially subject the Group to concentrations of credit risk consist principally of temporary cash investments. The Group places its temporary cash investments with various local financial institutions and brokerage firms. The balances at various local financial institutions are insured by the Federal Deposit Insurance Corporation. On March 31, 2025, and 2024, \$49,181 and \$191,047, respectively, of the cash balance in financial institutions were uninsured or under collateralized.

Revenue recognition:

The majority of the Association's revenues are derived from its members and their guests. The results of operations can be substantially affected by economic conditions and also by members' disposable income levels and spending habits. Properties owned by members are recreational in nature, are not primary residences, and are located in a rural area, all of which can have a significant effect on the results of the Group's operations.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2025, and 2024

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

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

Revenue is recognized when obligations under the terms of the contract with a customer are satisfied. The Association's main revenue streams are attributed to member assessments, sales from the service areas, and commission from lot sales, which are all considered to be single performance obligations.

The Association records accounts receivable when it has the unconditional right to issue a bill and receive payment, regardless of whether revenue has been recognized. When consideration is received and revenue has not yet been recognized, a contract liability is also recorded.

The Woodhaven Association - Member assessments are billed annually and payable in the year to which they apply and are recognized ratably over the fiscal period to which they relate except for Restricted Fund member assessments, which are recognized at the point in time at which the related amounts are expended for their designated purpose. Consideration received prior to satisfying performance obligations are reported as deferred member assessments or deferred income designated for future major repairs and replacements and amortized over the period they are earned. Property Owners have two payment options to choose from. The first option is full payment on or before March 31st each year, respectively. Property Owners choosing this option receive a discount of \$30 on campsites with sewer service and \$25 on campsites without sewer. The second option is an installment plan requiring 50% of the assessment paid by March 31st, 25% by May 31st, and 25% by July 31st in each year, respectively. Amounts billed for late fees and lien costs are recognized as revenue when billed.

Woody, Inc. - Sales from the service areas are billed or consideration is received at the time the performance obligation is satisfied, which is generally at the point of sale. While some sales are billed on customer accounts, consideration is received at the point of sale for the majority of sales. Accounts receivable are principally derived from service area sales and provisions are made for estimated uncollectible accounts under the reserve method of accounting for bad debts.

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

The transaction price of goods and services is the amount of consideration to which the Association expects to be entitled in exchange for transferring goods and services to the member or customer. These revenues are recorded based on a fixed transaction price.

In instances where the timing of revenue recognition differs from the timing of the right to bill, the Association has determined that a significant financing component does not exist. The primary purpose of the Association's billing terms is to provide members with simplified and predictable ways of purchasing goods and services and not receive financing from or providing financing to the member or customer. The Association has elected the practical expedient that permits it to not recognize a significant financing component if the time between the transfer of a good or service and payment are one year or less.

Revenues, classified between being recognized at a point in time, over time, as well as revenues outside of the scope of ASC Topic 606, like investment income, were as follows:

| For the Year Ended March 31, | 2025 | 2024 |
|-------------------------------------|---------------------|----------------------|
| Point-in-time | \$ 6,228,099 | \$ 6,485,076 |
| Over time | 6,956,770 | 6,770,207 |
| Outside the scope of ASC Topic 606 | 680,815 | 534,361 |
| | \$13,865,684 | \$ 13,789,644 |

Cash on hand and in bank and cash equivalents:

The Group considers its cash and cash equivalents to be cash on hand and in the bank for both restricted and unrestricted accounts. Cash equivalents include certificates of deposit and investment securities with an original maturity date of ninety days or less, when applicable. Restricted cash consists of cash in bank accounts that are assets of the Restricted Fund.

Interest-bearing deposits in banks:

The Group's interest-bearing deposits in banks consist of certificates of deposits with financial institutions with a maturity date from purchase of ninety days or more. There was one certificate of deposit for \$100,327 classified as cash equivalents on March 31, 2025, and no certificates of deposit as cash equivalents on March 31, 2024. Restricted interest-bearing deposits consist of certificates of deposits at financial institutions that are assets of the Restricted Fund.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2025, and 2024

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

Assessments and accounts receivable:

Assessments and accounts receivable, consisting primarily of amounts due from members of the Association, are carried at the amount billed less an allowance for credit losses that reflects management's estimate of the amount that will not be collected. The determination of the allowance requires management to collectively evaluate receivables by classifying them into pools that share similar risk characteristics, where applicable. Management estimates an allowance based on available and relevant internal and/or external information about historical loss experience with similar assets, current conditions, and, if applicable, reasonable and supportable forecasts that affect the expected collectability of the reported amount of financial assets that have an extended contractual term. Receivables are written off as a charge to the allowance for credit losses when, in management's estimation, it is probable that the receivable is not collectible.

As of March 31, 2025, 2024, and 2023, the Association had recorded assessments and accounts receivable of \$2,692,962, \$2,615,381, and \$2,650,691, respectively.

Investment securities:

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

Inventories:

The Woodhaven Association - Inventories consist of bait and tackle merchandise. As of March 31, 2025, and 2024, inventories are stated at the lower of cost or net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion, disposal, and transportation.

Woody, Inc. - Inventories consist of fuel, hardware store, food and beverage items, and other merchandise held for resale. Such inventories are stated at cost, which is not materially different from the market, and are valued using the first-in, first-out and moving average pricing methods.

Inter-fund eliminations:

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

Property, plant and equipment and depreciation:

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

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

Common property, plant and equipment are stated based on historical cost. The Association's threshold to capitalize new assets is set at \$5,000. Expenditures for ordinary repairs and maintenance are expensed as incurred, while property, plant and equipment purchases and significant betterments that extend the useful life of an asset are capitalized and depreciated over their estimated useful lives. Upon retirement, sale or other disposition of property and equipment, the cost and accumulated depreciation are eliminated from the accounts and gain, or loss is included in the operations of the Restricted Fund.

For financial reporting purposes, depreciation of buildings, building additions and improvements to land is computed principally under the straight-line method ranging from 5 to 40 years and depreciation of vehicles and furniture and equipment is computed under straight-line methods ranging from 5 to 15 years.

Property, plant, and equipment are assessed at least annually for impairment and any such impairment would be recognized in the period identified.

Income taxes:

The Association files its tax returns as a regular corporation wherein membership income is exempt from taxation if certain elections are made and the Association is taxed only on its non-membership income, such as interest earnings and net rental property income, at regular corporate rates. The provision for income tax expense was \$166,125 and \$120,494 for the years ended March 31, 2025, and 2024, respectively.

Generally accepted accounting principles prescribe a recognition threshold and measurement attribute for the consolidated financial statement recognition and measurement of tax positions taken or expected to be taken in tax returns. The Association has determined that it does not have any significant risks related to income tax expense and therefore no amounts were reserved for uncertain tax positions on March 31, 2025, and 2024.

THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

March 31, 2025, and 2024

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

Reclassifications:

Reclassifications have been made to the consolidated financial statements for the year ended March 31, 2024 to conform with the current year presentation. These reclassifications did not result in a change to net income or a change in association equity.

Subsequent events:

The Association has evaluated subsequent events through August 7, 2025, which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of March 31, 2025, have been incorporated herein.

(B) Investment Securities:

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

| | 2025 | | | | |
|--------------------------------|------------------|----------------|------------------------|---------------------------|------------------------|
| | Held-to-Maturity | Amortized Cost | Gross Unrealized Gains | Gross Unrealized (Losses) | Approximate Fair Value |
| U.S. Federal agency securities | | \$2,094,520 | \$ 15,410 | (\$ 87,861) | \$2,022,069 |

| | 2024 | | | | |
|--------------------------------|------------------|----------------|------------------------|---------------------------|------------------------|
| | Held-to-Maturity | Amortized Cost | Gross Unrealized Gains | Gross Unrealized (Losses) | Approximate Fair Value |
| U.S. Federal agency securities | | \$ 581,798 | \$ 4,398 | (\$ 90,020) | \$ 496,176 |

The amortized cost and approximate fair value of securities at March 31, 2025 by contractual maturity are shown below:

| | Held-to-Maturity | Amortized Cost | Approximate Fair Value |
|--|------------------|---------------------|------------------------|
| Due in one year or less | | \$ - | \$ - |
| Due after one year through five years | | 572,255 | 576,434 |
| Due after five years through ten years | | - | - |
| Due after ten years | | 1,522,265 | 1,445,635 |
| | | <u>\$ 2,094,520</u> | <u>\$ 2,022,069</u> |

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

| | 2025 | | | | | |
|--------------------------------|---------------------|-----------------|-------------------|-----------------|------------|-----------------|
| | Less than 12 Months | | 12 Months or More | | Total | |
| | Fair Value | Unrealized Loss | Fair Value | Unrealized Loss | Fair Value | Unrealized Loss |
| U.S. Federal agency securities | \$ 433,571 | (\$ 2,036) | \$ 302,682 | (\$ 85,825) | \$ 726,253 | (\$ 87,861) |

| | 2024 | | | | | |
|--------------------------------|---------------------|-----------------|-------------------|-----------------|------------|-----------------|
| | Less than 12 Months | | 12 Months or More | | Total | |
| | Fair Value | Unrealized Loss | Fair Value | Unrealized Loss | Fair Value | Unrealized Loss |
| U.S. Federal agency securities | \$ - | \$ - | \$ 418,005 | (\$ 90,020) | \$ 418,005 | (\$ 90,020) |

On March 31, 2025, the Association had six securities in an unrealized loss position for 12 months or more and two securities in an unrealized loss position for less than 12 months. On March 31, 2024, the Association had six securities in an unrealized loss position for 12 months or more and no securities in an unrealized loss position for less than 12 months.

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

March 31, 2025, and 2024

(C) Investment in Property, Plant and Equipment:

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

| | 2025 | | |
|-------------------------------|----------------------|--------------------------|----------------------|
| | Cost | Accumulated Depreciation | Net Book Value |
| Land | \$ 542,312 | | \$ 542,312 |
| Grounds | 2,053,215 | \$ 1,566,811 | 486,404 |
| Roads and parking lots | 5,173,199 | 4,710,703 | 462,496 |
| Lakes | 2,859,379 | 1,726,460 | 1,132,919 |
| Pools and courts | 2,262,894 | 1,649,989 | 612,905 |
| Vehicles | 1,822,335 | 1,400,867 | 421,468 |
| Furniture and equipment | 5,577,826 | 3,782,815 | 1,795,011 |
| Buildings and improvements | 10,469,071 | 7,330,322 | 3,138,749 |
| Water and sewer system assets | 11,556,286 | 6,270,868 | 5,285,418 |
| | <u>\$ 42,316,517</u> | <u>\$ 28,438,835</u> | <u>\$ 13,877,682</u> |

| | 2024 | | |
|-------------------------------|----------------------|--------------------------|----------------------|
| | Cost | Accumulated Depreciation | Net Book Value |
| Land | \$ 542,312 | | \$ 542,312 |
| Grounds | 1,917,162 | \$ 1,469,086 | 448,076 |
| Roads and parking lots | 5,118,426 | 4,553,691 | 564,735 |
| Lakes | 2,736,978 | 1,534,090 | 1,202,888 |
| Pools and courts | 1,840,582 | 1,624,993 | 215,589 |
| Vehicles | 1,661,750 | 1,312,422 | 349,328 |
| Furniture and equipment | 5,329,781 | 3,569,194 | 1,760,587 |
| Buildings and improvements | 10,509,340 | 7,108,130 | 3,401,210 |
| Water and sewer system assets | 11,563,158 | 5,974,492 | 5,588,666 |
| | <u>\$ 41,219,489</u> | <u>\$ 27,146,098</u> | <u>\$ 14,073,391</u> |

Total depreciation expense for the years ending March 31, 2025, and 2024, were \$1,578,200 and \$1,502,204, respectively.

Included in the land cost for 2025 and 2024, are lots the Association owns, and are recorded in the Lot Fund. These lots are held for the camp coast-to-coast program as well as for promotional purposes and therefore are not primarily "held for sale". The balance of these lots for the years ending March 31, 2025 and 2024, was \$26,612.

The buildings and improvements balance for 2025 and 2024 includes common property transferred to the Association by the Developer for \$1. The common property includes open land, several lakes, roads, buildings, and improvements.

(D) Member Assessments:

General:

Annual assessments to members of the Association for the fiscal year ended March 31, 2025, were \$1,495 on lots with sewer service and \$1,375 on lots without sewer services. Of those amounts, \$338 and \$267, respectively, were designated to the restricted fund. Annual assessments for the fiscal year ended March 31, 2024, were \$1,495 on lots with sewer service and \$1,375 on lots without sewer service, respectively. Of those amounts, \$369 and \$297 respectively, were designated to the restricted fund.

Annual assessments for the fiscal year ending March 31, 2026, are \$1,495 on lots with sewer service and \$1,375 on lots without sewer service, with \$290 and \$219, respectively, designated to the restricted fund. The annual budget and assessments of members are established and approved by the board of directors. The Association retains excess operating funds at the end of the operating year, if any, for use in the future operating periods. Assessments billed in advance of the fiscal year they relate are reported as deferred member assessments on the consolidated balance sheet.

As of March 31, 2025, 2024, and 2023, the Association had recorded deferred member assessments of \$8,815,389, \$8,811,928, and \$8,816,081, respectively.

The Association's collection policies include inactivating passes to deny access to members whose assessments are in arrears and therefore considered delinquent. As of March 31, 2025, the Association had assessments receivable, including late fees and fines, of \$2,987,682, of which \$324,829 were delinquent. Based on historical loss experience adjusted for current qualitative and environmental factors, it is the opinion of management that some accounts receivable are expected to become uncollectible, and, accordingly \$378,871 has been recorded as an allowance for credit losses. As of March 31, 2024, the Association had assessments receivable, including late fees and fines, of \$2,905,422, of which \$251,023 were delinquent. The recorded allowance for credit losses as of March 31, 2024, was \$344,725.

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

March 31, 2025, and 2024

(D) Member Assessments (continued):

Future major repairs and replacements:

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

The Association conducted studies to estimate the remaining useful lives and the replacement costs of the components of common property and used this information to estimate future costs. The total actual reserve on March 31, 2025, amounted to \$16,596,452; \$3,633,500 for water and sewer system reserve fund, and \$12,962,952 for the Association reserve fund. On March 31, 2024, total reserves amounted to \$15,967,710; \$3,355,000 for the water and sewer system reserve fund, and \$12,612,710 for the Association reserve fund.

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

Deferred income - reserve funds:

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

The following tables summarize the deferred income activity associated with amounts designated for future major repairs and replacements for the years March 31, 2025, and March 31, 2024:

| | April 1, 2024 | Additions (Reductions*) | Charges | Transfers | March 31, 2025 |
|-----------------------------|----------------------|-------------------------|-----------------------|-------------|----------------------|
| Vehicles | \$ 396,340 | \$ 198,181 | \$ (187,945) | \$ - | \$ 406,576 |
| Furniture and Equipment | 1,150,774 | 529,373 | (411,227) | - | 1,268,920 |
| Grounds | 542,244 | 71,370 | (136,053) | - | 477,561 |
| Buildings and Plant | 7,191,240 | (263,137) | (67,934) | - | 6,860,169 |
| Roads | 1,894,024 | (99,633) | (54,773) | - | 1,739,618 |
| Lakes | 792,076 | 66,398 | (128,232) | - | 730,242 |
| Pools and Courts | 1,123,617 | 1,367,063 | (455,591) | - | 2,035,089 |
| Professional Services | - | 90,683 | (90,683) | - | - |
| Lift Stations | 667,762 | 100,999 | - | - | 768,761 |
| Treatment and Disposal | 833,921 | (77,354) | (30,954) | - | 725,613 |
| Water System | 1,375,712 | 208,191 | - | - | 1,583,903 |
| Mains / Manholes / Hydrants | - | 19,900 | (19,900) | - | - |
| Totals | <u>\$ 15,967,710</u> | <u>\$ 2,212,034</u> | <u>\$ (1,583,292)</u> | <u>\$ -</u> | <u>\$ 16,596,452</u> |

* The additions and (reductions) column includes certain Restricted Fund income and each category is adjusted annually based on updates made to the reserve plan, which may lead to each category having a positive or a negative number in this column. In the year ended March 31, 2025, an adjustment was made to the reserve plan based on an increase in estimated expenditures for pool and wastewater system projects that resulted in a reallocation of the reserve balances in each class of assets.

| | April 1, 2023 | Additions | Charges | Adjustment** | March 31, 2024 |
|-----------------------------|----------------------|---------------------|-----------------------|------------------|----------------------|
| Vehicles | \$ 404,475 | \$ 248,917 | \$ (257,052) | \$ - | \$ 396,340 |
| Furniture and Equipment | 1,267,935 | 933,779 | (1,050,940) | - | 1,150,774 |
| Grounds | 450,643 | 138,601 | (47,000) | - | 542,244 |
| Buildings and Plant | 6,864,501 | 444,301 | (117,562) | - | 7,191,240 |
| Roads | 1,815,143 | 125,501 | (46,620) | - | 1,894,024 |
| Lakes | 762,458 | 339,610 | (309,992) | - | 792,076 |
| Pools and Courts | 1,062,492 | 143,718 | (82,593) | - | 1,123,617 |
| Professional Services * | (56,231) | 111,519 | (111,519) | 56,231 | - |
| Lift Stations | 634,660 | 33,102 | - | - | 667,762 |
| Treatment & Disposal | 792,700 | 61,775 | (20,554) | - | 833,921 |
| Water System | 1,276,504 | 104,887 | (5,679) | - | 1,375,712 |
| Mains / Manholes / Hydrants | - | 19,365 | (19,365) | - | - |
| Totals | <u>\$ 15,275,280</u> | <u>\$ 2,705,075</u> | <u>\$ (2,068,876)</u> | <u>\$ 56,231</u> | <u>\$ 15,967,710</u> |

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

(E) Long Term Debt:

The Association's detailed financial statements include an internal loan obligation due to its restricted reserve fund from the purchase of the water and sewer system assets in 2008. The internal loan had a balance of \$3,677,923 and \$3,870,888 at March 31, 2025 and 2024, respectively. Principal and interest payments of \$348,225 were applied against this obligation in the years ended March 31, 2025 and 2024. Terms and conditions apply a 4% fixed rate to the outstanding balance, which is scheduled over an amortization period ending on April 1, 2038.

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

March 31, 2025, and 2024

(E) Long Term Debt (continued):

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

(F) 401(k) Defined Contribution Plan:

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

The Association contributed 3% of each participant's compensation and matched an additional 2% contributed by each participant up to a maximum total employer contribution of 5% of the participant's compensation through the plan year ending on March 31, 2024. Beginning April 1, 2024, and continuing through March 31, 2025, the Association modified the plan to contribute up to a 5% match of each participant's compensation. During the fiscal years ended March 31 the respective entities contributed, and the following amounts were reported as expenses:

| | 2025 | 2024 |
|------------------------------|-------------------|-------------------|
| The Woodhaven Association | \$ 143,538 | \$ 146,628 |
| Woody, Inc. | 11,913 | 17,994 |
| Woodhaven Lakes Realty, Inc. | 8,685 | 8,173 |
| | <u>\$ 164,136</u> | <u>\$ 172,795</u> |

(F) Contingencies and Commitments:

Propane sold by Woody Inc. is subject to price fluctuations. Woody Inc. attempts to stabilize the cost of this product to the extent possible by covering a portion of estimated future sales with purchase contracts at firm prices. In March 2025, Woody Inc. executed a contract for purchases of propane between April 2025 and September 2025. As of March 31, 2025, the aggregate unrecorded purchase commitment under contract totaled \$90,252.

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

March 31, 2025, and 2024
(Unaudited)

The Association conducted studies to estimate the remaining useful lives and the future replacement costs of the components of common property. The estimates were based on future estimated replacement costs, as well as the current condition of the assets. During the year ended March 31, 2025, the studies were reviewed and updated by the Association to reflect modifications in estimated remaining useful lives and future replacement costs. Funding requirements consider an annual inflation rate of 4% and interest earned of 5%, net of taxes, on amounts funded for future major repairs and replacements.

The following tables, as well as the tables on page 27, are based on the study of the Association assets and presents significant information about the components of common property in the Association reserve fund described in Note (D).

| March 31, 2025 | | | | |
|-------------------------|--|------------------------------------|--|--|
| Components | Estimated Remaining Useful Lives (Years) | Estimated Future Replacement Costs | Year Ending March 31, 2025 Funding Requirement | Components Of Fund Balance at March 31, 2025 |
| Vehicles | 1-20 | \$ 2,226,291 | \$ 429,415 | \$ 380,093 |
| Furniture and equipment | 1-49 | 8,998,101 | 624,127 | 1,095,860 |
| Grounds | 1-21 | 3,018,093 | 176,282 | 477,561 |
| Buildings | 1-63 | 116,584,643 | 1,767,746 | 6,504,489 |
| Roads | 1-16 | 9,506,236 | 587,813 | 1,739,618 |
| Lakes | 1-36 | 4,687,976 | 249,488 | 730,242 |
| Pools and courts | 1-29 | 14,343,995 | 1,554,004 | 2,035,089 |
| Professional services | | 41,600 | 51,546 | - |
| | | <u>\$ 159,406,935</u> | <u>\$ 5,440,421</u> | <u>\$ 12,962,952</u> |
| March 31, 2024 | | | | |
| Components | Estimated Remaining Useful Lives (Years) | Estimated Future Replacement Costs | Year Ending March 31, 2024 Funding Requirement | Components Of Fund Balance at March 31, 2024 |
| Vehicles | 1-21 | \$ 2,011,305 | \$ 354,346 | \$ 373,356 |
| Furniture and equipment | 1-35 | 8,834,188 | 798,501 | 1,005,125 |
| Grounds | 1-22 | 2,909,531 | 215,344 | 542,244 |
| Buildings | 1-64 | 117,340,032 | 959,133 | 6,882,268 |
| Roads | 1-17 | 8,357,407 | 769,699 | 1,894,024 |
| Lakes | 1-37 | 4,679,771 | 205,754 | 792,076 |
| Pools and courts | 1-30 | 7,884,673 | 417,971 | 1,123,617 |
| Professional services | | 35,902 | 37,113 | - |
| | | <u>\$ 152,052,809</u> | <u>\$ 3,757,861</u> | <u>\$ 12,612,710</u> |

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

Years Ended March 31, 2025, and 2024
(Unaudited)

| March 31, 2025 | | | | |
|-------------------------|---|---------------------------------------|------------------------|--|
| Components | Components Of Beginning Fund Balance | Additions (Reductions) to Fund | Charges to Fund | Components of Ending Fund Balance |
| Vehicles | \$ 373,356 | \$ 194,682 | \$ (187,945) | \$ 380,093 |
| Furniture and equipment | 1,005,125 | 498,971 | (408,236) | 1,095,860 |
| Grounds | 542,244 | 71,370 | (136,053) | 477,561 |
| Buildings | 6,882,268 | (309,845) | (67,934) | 6,504,489 |
| Roads | 1,894,024 | (99,633) | (54,773) | 1,739,618 |
| Lakes | 792,076 | 66,398 | (128,232) | 730,242 |
| Pools and courts | 1,123,617 | 1,367,063 | (455,591) | 2,035,089 |
| Professional services | - | 51,706 | (51,706) | - |
| | \$ 12,612,710 | \$ 1,840,712 | \$ (1,490,470) | \$ 12,962,952 |

The additions and (reductions) column includes certain Restricted Fund income and each category is adjusted annually based on updates made to the reserve plan, which may lead to each category having a positive or a negative number in this column. In the year ended March 31, 2025, an adjustment was made to the reserve plan based on an increase in estimated expenditures for pool projects that resulted in a reallocation of the reserve balances in each class of assets.

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

Using the Association assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2026, the required assessment for 100% funding would be \$5,440,421. The Board of Directors approved assessing, in the fiscal year ending 2025, 18% of the amount recommended by the study. Accordingly, approximately \$970,000 assessments have been included in the fiscal year 2026 budget. Based on projected expenditures and the stated contributions for fiscal year ending 2026, Association asset reserves are projected to total approximately 70% of the study's recommended reserves on March 31, 2026.

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

March 31, 2025, and 2024
(Unaudited)

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

| March 31, 2025 | | | | |
|------------------------------|---|---|---|---|
| Components | Estimated Remaining Useful Lives (Years) | Estimated Future Replacement Costs | Year Ending March 31, 2025 Funding Requirement | Components Of Fund Balance at March 31, 2025 |
| Vehicles | 4 | \$ 116,800 | \$ 20,317 | \$ 26,483 |
| Furniture and equipment | 1-25 | 1,707,823 | 101,592 | 173,060 |
| Buildings and plant | 8-50 | 4,545,483 | 60,547 | 355,680 |
| Lift stations | 13-32 | 8,463,628 | 119,323 | 768,791 |
| Treatment and disposal | 1-34 | 3,622,967 | 655,928 | 725,613 |
| Water system | 1-28 | 11,744,975 | 432,449 | 1,583,903 |
| Mains, manholes and hydrants | 1-1 | 63,511 | 68,878 | - |
| Professional services | | 42,740 | 51,020 | - |
| | | \$ 30,307,927 | \$ 1,510,054 | \$ 3,633,530 |

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

**THE WOODHAVEN ASSOCIATION AND SUBSIDIARIES
SCHEDULE OF CHANGES IN RESERVE FUND BALANCES
WATER AND SEWER SYSTEM ASSETS**
Years Ended March 31, 2025, and 2024
(Unaudited)

| March 31, 2025 | | | | |
|------------------------------|---|---------------------------------------|------------------------|--|
| Components | Components Of Beginning Fund Balance | Additions (Reductions) to Fund | Charges to Fund | Components of Ending Fund Balance |
| Vehicles | \$ 22,984 | \$ 3,499 | \$ - | \$ 26,483 |
| Furniture and equipment | 145,649 | 30,402 | (2,991) | 173,060 |
| Buildings and plant | 308,972 | 46,708 | - | 355,680 |
| Lift stations | 667,762 | 100,999 | - | 768,761 |
| Treatment and disposal | 833,921 | (77,354) | (30,954) | 725,613 |
| Water system | 1,375,712 | 208,191 | - | 1,583,903 |
| Mains, manholes and hydrants | - | 19,900 | (19,900) | - |
| Professional services | - | 38,977 | (38,977) | - |
| | \$ 3,355,000 | \$ 371,322 | \$ (92,822) | \$ 3,633,500 |

The additions and (reductions) column includes certain Restricted Fund income and each category is adjusted annually based on updates made to the reserve plan, which may lead to each category having a positive or a negative number in this column. In the year ended March 31, 2025, an adjustment was made to the reserve plan based on an increase in estimated expenditures for wastewater system projects that resulted in a reallocation of the reserve balances in each class of assets.

| March 31, 2024 | | | | |
|------------------------------|---|--------------------------|--------------------------|--|
| Components | Components Of Beginning Fund Balance | Additions to Fund | Charges from Fund | Components of Ending Fund Balance |
| Vehicles | \$ 21,840 | \$ 1,144 | \$ - | \$ 22,984 |
| Furniture and equipment | 143,119 | 23,094 | (20,564) | 145,649 |
| Buildings and plant | 293,698 | 75,972 | (60,698) | 308,972 |
| Lift stations | 634,660 | 33,102 | - | 667,762 |
| Treatment and disposal | 792,700 | 61,775 | (20,554) | 833,921 |
| Water system | 1,276,504 | 104,887 | (5,679) | 1,375,712 |
| Mains, manholes and hydrants | - | 19,365 | (19,365) | - |
| Professional services | - | 32,653 | (32,653) | - |
| | \$ 3,162,521 | \$ 351,992 | \$ (159,513) | \$ 3,355,000 |

Using the water and sewer system assets reserve balance and estimated future replacement costs, the Association has estimated that for the fiscal year ending March 31, 2026, the required assessment for 100% funding would be \$1,510,053. The Board of Directors has approved assessing, in the fiscal year ending 2026, 23% of the amount recommended by the study. Accordingly, approximately \$358,000 of assessments have been included in the fiscal year 2026 budget. Based on projected expenditures and the above assessment level for fiscal year ending 2026, water and sewer system asset reserves are projected to total approximately 73% of the study's recommended reserves on March 31, 2026.

MTA LAW

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

Document Review & E-Discovery
Wills & Estate Planning

PH: 773/616-9694
Email: loquita8@gmail.com
Se Habla Espanol

Roemmich Resort Homes
1867 Tower Road, Sublette, IL 61367
www.roemmichresorthomes.com--815-849-5577

We Make Camping...Home!



Woodland Park-Parkmodels
Room Additions-Decks-Sheds-Driveways
Water, Sewer & Electric Extensions
Winterizing



**THINKING OF BUYING OR SELLING?
WE CAN HELP!**

**WE OFFER EXCEPTIONAL SERVICE
AND COMPETITIVE COMMISSIONS!**

EVERY listing, one destination - explore our website
[WWW.IFINDPROPERTIESLLC.COM](http://www.ifindpropertiesllc.com)



NELLIE DAILY, REALTOR®
DESIGNATED MANAGING BROKER
847-809-6983
NELLIEDAILY@YAHOO.COM
HABLO ESPAÑOL



LISA MAHER, REALTOR®
773-459-5472
LISAMAHERREALTOR@GMAIL.COM



MARCIA KOSOWSKI, REALTOR®
815-582-2381
MARCIAKOSOWSKI@GMAIL.COM



ELIZABETH Y. AYALA, REALTOR®
815-354-4470
ELIZABETH.AYALAB7@YAHOO.COM
HABLO ESPAÑOL



Scan to visit our website!

iFind Properties LLC

ROCHELLE, IL 61068 | 815-440-3824 | WWW.IFINDPROPERTIESLLC.COM

BAKER INSURANCE
INSURANCE PROTECTION FOR
WOODHAVEN PROPERTY OWNERS

REPRESENTING


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

SEPTEMBER

| MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|---|---|--|---|---|--|---|
| 1 LABOR DAY | 2 | 3 | 4 | 5 | 6 Facilities Planning Meeting Family Movie Pool One & Beach Open Weather Permitting | 7 Pool One & Beach Open Weather Permitting |
| 8 Pool One Open Weather Permitting | 9 Board of Directors' Meeting 7pm NIU Conf. Center Pool One Open Weather Permitting | 10 Pool One Open Weather Permitting | 11 Pool One Open Weather Permitting | 12 Pool One Open Weather Permitting | 13 Family Movie Pool One & Beach Open Weather Permitting | 14 Pool One & Beach Open Weather Permitting |
| 15 Pool One Open Weather Permitting | 16 Pool One Open Weather Permitting | 17 Pool One Open Weather Permitting | 18 Pool One Open Weather Permitting | 19 Pool One Open Weather Permitting | 20 Deer Managment Meeting Section Reps Meeting Finance Comm. Meeting Communications Meeting Family Movie Pool One & Beach Open Weather Permitting | 21 Pool One & Beach Open Weather Permitting |
| 22 | 23 Board of Directors' Meeting 7pm NIU Conf. Center | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | AUGUST M T W Th F S Su 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 | | OCTOBER M T W Th F S Su 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 | | |

RECREATION & ACTIVITIES

While summer may be winding down, the fun is far from over! Just because school routines and cooler nights are creeping back doesn't mean the weekends can't be full of excitement. Weekends remain the perfect time to soak up the last of the sunshine, gather with friends, and keep the spirit of summer alive with fun and games that bring everyone together. Summer may be ending, but the memories and good times are still going strong! Check the weekly *Leisure Times* for Saturday activities for the whole family to enjoy!

September Movie Schedule

SEPT 6TH, HOW TO TRAIN YOUR DRAGON | 1HR 33M | PG

Hiccup (Tawin Yavapolkul) is a Norse teenager from the island of Berk, where fighting dragons is a way of life. His progressive views and weird sense of humor make him a misfit, despite the fact that his father (Kongkrapunt Sangsuriya) is chief of the clan. Tossed into dragon-fighting school, he endeavors to prove himself as a true Viking, but when he befriends an injured dragon he names Toothless, he has the chance to plot a new course for his people's future.

SEPT 13TH, THE BFG | 1HR 57M | PG

Ten-year-old Sophie is in for the adventure of a lifetime when she meets the Big Friendly Giant (Mark Rylance). Naturally scared at first, the young girl soon realizes that the 24-foot behemoth is actually quite gentle and charming. As their friendship grows, Sophie's presence attracts the unwanted attention of Bloodbottler, Fleshlumpeater and other giants. After traveling to London, Sophie and the BFG must convince Queen Victoria to help them get rid of all the bad giants once and for all.

SEPT 20TH, THE JUNGLE BOOK | 1HR 46M | PG

Raised by a family of wolves since birth, Mowgli (Neel Sethi) must leave the only home he's ever known when the fearsome tiger Shere Khan (Idris Elba) unleashes his mighty roar. Guided by a no-nonsense panther (Ben Kingsley) and a free-spirited bear (Bill Murray), the young boy meets an array of jungle animals, including a slithering python and a smooth-talking ape. Along the way, Mowgli learns valuable life lessons as his epic journey of self-discovery leads to fun and adventure.

SEPT 27TH, MATILDA | 1HR 38M | PG

This film adaptation of a Roald Dahl work tells the story of Matilda Wormwood (Mara Wilson), a gifted girl forced to put up with a crude, distant father (Danny DeVito) and mother (Rhea Perlman). Worse, Agatha Trunchbull (Pam Ferris), the evil principal at Matilda's school, is a terrifyingly strict bully. However, when Matilda realizes she has the power of telekinesis, she begins to defend her friends from Trunchbull's wrath and fight back against her unkind parents.

Looking into October...

FALL FESTIVAL 11-12 | COLUMBUS DAY WEEKEND

Mark your calendars for a weekend full of fall fun on October 11-12! Families are invited to enjoy two days of autumn excitement with pony rides, a hands-on petting zoo, and the crowd-favorite pumpkin bounce house for kids. Seasonal treats like gooey caramel apples will be ready to enjoy, and everyone can pick out the perfect pumpkin to take home. With crisp fall air, laughter, and plenty of festive activities, this special weekend is the perfect way to celebrate the season together!

This schedule is subject to change. Please pick up a copy of the *Leisure Times* at the front gate on Fall Fest Weekend for a complete schedule and be sure to check the Event Calendar on Woodhaven's website at www.woodhavenassociation.com/events-calendar.

Saturday, October 11

Trout Season Opens (weather permitting)6 a.m.Pine, Hidden, Bluegill Lakes
 Crafts10 a.m. Creation Station
 Food Fair.....Times vary by Vendor Pavilion
 Wagon Rides/Petting Zoo11 a.m.-4 p.m. Pavilion Playground
 Pony Rides/Bounce House.....11 a.m.-4 p.m.....Pavilion Playground
 Crafts1 p.m. Creation Station
 The Great Pumpkin Patch.....11am-4 p.m Woodhaven Lake area
 Haunted FunTBD Pool 1 area

Sunday, October 12

Open Market9 a.m.-3 p.m.....Rec Plex
 Food Fair.....Times vary by Vendor..... Pavilion
 Wagon Rides/Petting Zoo.....10 a.m.-3 p.m Pavilion Playground
 Pony Rides/Bounce House.....10 a.m.-3 p.m Pavilion Playground
 Crafts.....10 a.m.-12 p.m..... Creation Station
 The Great Pumpkin Patch10 a.m.-3 p.m. Woodhaven Lake area

PICKLE BALL - 2025



ARE YOU AFRAID OF THE PASK?
OCTOBER 26TH

Our Annual Boohaven 5K Run & 3K Walk will utilize our gravel recreation path. All ages are welcome!! All those registered by Monday, October 6th will be GUARANTEED a commemorative t-shirt on race day! Each participant will receive a goodie bag on the day of the race! . Check-in time is 8 a.m. on race day; 5K will leave at 9 a.m. with 3K departing immediately following.

Included in your registration fee is a custom t-shirt, professionally timed/recorded race, and post-race party that includes breakfast. We will be offering an additional packet pick-up opportunity on Saturday, October 25th from 11:00am-12:30pm during the kids Halloween party. Race times will be recorded by Racing Expectations.

5K RUN & 3K WALK REGISTRATION FORM

Name: _____ Age: _____ Sec: _____ Lot: _____
 Address: _____
 E-Mail: _____ Phone: _____
 Please Check: 5K: _____ 3K: _____ | Male: _____ Female: _____ | Property Owner: _____ Guest: _____
 Shirt Size (Please Circle): Youth large Small Med Large XL 2XL 3XL
 Registration Fees: Early Bird - Before Oct. 6 - \$20 Late Registration - Oct. 7 and after - \$25 Amount Paid: _____
 I know that running in races is a potentially hazardous activity. I should not enter or run in a race unless I am medically able. I assume all risk associated with running races including but not limited to falls, contact with other participants, the effects of the weather, including high heat or humidity, the conditions of the road and the traffic on the course, all such risks are known and appreciated by me. Having read this waiver and knowing these facts, I for myself and anyone entitled to act on my behalf, waive and release the Woodhaven Association, Department of Recreation and all sponsors, their representatives and successors from all claims or liability that may arise.
 Signature: _____ Date: _____
 (Parent or Guardian must sign if participant is under 18 years of age)

Gene's Lawn Service

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

815-671-1542 | gls8794@icloud.com

Robeson RV Repair
 General Contractor

Trailer Relocation/Releveling, Sewer Extensions,
 Electrical, Plumbing, General Maintenance, Winter Watch,
 Power Washing, Rubber Roof Repairs & Replacements, Skirting

WINTERIZING AVAILABLE!!!

815-830-1082

Public Safety Department

Main Gate | 815-849-5915

The Public Safety Department is staffed 24 hours/day and available at the Main Gate and by calling 815-849-5915



Wayne Lachat
Lieutenant
30 Years



Lisa Westenfelt
Sergeant
25 Years



Isabel Garza
Sergeant
5 Years



Kim Siemers
Department Coordinator
11 Years



Shannon VanDrew
Dispatcher
16 Years



Barb Lowery
Dispatcher
8 Years



Corey Kepper
Dispatcher
2 Years



Taylor Diaz
Dispatcher
1 Year



Kim Dorsch
Patrol Officer
6 Years



Brian Rowland
Patrol Officer
2 Years



Kent Barney
Patrol Officer
16 Years



Mike Isom
Patrol Officer
3 Years



Jesse Morris
Patrol Officer
1 Year



Erin Schmidt
Patrol Officer
16 Years



Scott Dempsey
Patrol Officer
1 Year



Evan Finholt
Patrol Officer
1 Year



Scott Leopold
Patrol Officer
1st Year



Cambridge Aune
Patrol Officer
1st Year



Samantha Craft
Gate Attendant
3 Years



Kathy Riley
Gate Attendant
16 Years



Payton Diaz
Gate Attendant
2 Years



Brysen Full
Gate Attendant
3 Years



Jacob Warrenfeltz
Gate Attendant
1st Year



Mike Ackert
Gate Attendant
1st Year



Zoe Hanson
Gate Attendant
4 Years

Forms

- Second RV Permits
- Tent Permits
- Port-a-Potty Permits

Member Services

Public Safety Officers

- Enforces Rules and Regulations
- Responds to emergency and alarm calls
- Provides emergency escort to Fire Departments, Ambulance Services and Police Departments as needed
- Provides traffic control and responds to vehicle accidents
- Monitors Second RV and Tent Permits
- Responds to storm damage and other lot concerns and informs Property Owners
- Monitors weather conditions for severe weather
- Provides services to Property Owners upon request, including cutting off locks on sheds, taking reports, unlocking of vehicles, providing a jump pack if available
- Assisting with animal control issues

Dispatchers

- Monitors the Main Gate entrance to ensure all persons entering have an active, valid pass (Property Owner, Guest, Contractor/Vendor)
- Take emergency calls and work closely with the sheriff's department, local fire departments, and emergency services
- Dispatch officers to calls
- Monitor all security cameras
- Monitor alarm systems
- Issue fire bans in the event of high winds and dry conditions
- Conduct monthly outdoor weather sirens
- Monitors Coast-to-Coast Camping reservations

Gate Attendant

- Store Property Owner passes at Main Gate for Property Owners and their guests, for pick up and drop off as needed
- Double scan passes on holiday weekends to assist with traffic flow
- Hand out Leisure Times and Maps
- Direct traffic when emergency vehicles are present
- Issue Temporary Guest Passes
- Monitor trailer entry/exit
- Sign up for Leaf/Brush Pick Up

Call Us!

- If we don't have the answer, we know where to get it!

Electrical Tips for Property Owners



Did you know that these types of electrical issues can result in violations?
Safe electrical equipment reduces safety hazards and helps keep Woodhaven beautiful.
Use these examples as a guideline:



Storage Tips for Property Owners



Did you know that improper storage is the #1 cause of violations?
Proper storage reduces safety hazards, infestation, and helps keep Woodhaven beautiful.
Use these examples as a guideline:



What Projects Do I Need a Permit for?



You need a permit for the following projects:



Visit the ESAC Self Help Kiosk for a list of all projects requiring a permit

WHY REPORTING THEFT TO PUBLIC SAFETY MATTERS MORE THAN POSTING ABOUT IT ON SOCIAL MEDIA

In the digital age, it's common for people to turn to social media as a first response to theft. Whether it's a stolen bike or firewood, a break-in to your trailer or vehicle, the instinct to share the experience online can feel therapeutic and even empowering. After all, sharing might help warn others and gather community support. But while spreading the word can be helpful, relying solely on social media—and not reporting the theft to the proper authorities—can have serious consequences.

Here's why it's crucial to report theft to Public Safety or local law enforcement instead of (or before) turning to social media:

1. Only Authorities Can Launch an Official Investigation

Woodhaven Lakes Public Safety provides information upon request to Lee County Sheriff's Department, who has legal authority to investigate crimes. When theft is reported directly to either department, they can:

- Collect evidence (e.g., security footage)
- Look for patterns in criminal behavior
- Coordinate with other jurisdictions if necessary
- Pursue suspects and potentially recover stolen property

Social media, while helpful for awareness, doesn't initiate a formal investigation.

2. Reporting Helps Prevent Future Crimes

Theft reports are more than just paperwork—they feed into statistics that help the Association determine where to increase patrols or add lighting, security cameras, and other safety measures. If incidents go unreported, authorities may underestimate the need for Public Safety presence in an area and fail to allocate resources effectively.

Every report adds to the bigger picture. The more accurate the data, the safer our Woodhaven community becomes.

3. Social Media Can Spread Misinformation and Harm Innocent People

Posting about a theft on social media without all the facts can lead to speculation and finger-pointing. Someone may be wrongly accused or publicly shamed without evidence, leading to real reputational harm. Unlike law enforcement, social media users don't operate with due process.

Even if well-intentioned, sharing names, photos, or accusations online without confirmation can cause more harm than good.

4. Your Post Might Be Missed—But an Official Report Won't Be Ignored

Algorithms decide who sees your post online. It might reach a few neighbors—or none at all. But when you file a police or public safety report, it enters a system that is reviewed and tracked. Authorities are obligated to act, and your report could be the missing piece in solving a string of related incidents.

5. Legal Documentation Matters for Insurance or Restitution

If your stolen item is insured or if there's a chance of restitution, an official police report is almost always required. Social media posts aren't considered valid documentation. Filing a formal report gives you proof of the incident and can help with recovery of losses.

What You Can Do

If you're a victim of theft, here's the best course of action:

1. Immediately report the incident to Public Safety or Lee County Sheriff's Department.
2. Document everything: time, location, photos, and any identifying details.

If, after filing a report, you wish to share the incident online—use caution.

- Avoid naming suspects without evidence.
- Encourage others to report suspicious activity to Public Safety.
- Share tips on how to avoid similar incidents.

Final Thought

Social media is powerful for building awareness, but it should never replace proper channels when it comes to crime. Reporting theft to Public Safety isn't just about getting justice for yourself—it's a crucial step in protecting your property and Woodhaven.

Let's make safety a shared responsibility. Report first. Post later.

PARK MODEL ONLY FOR SALE

2018 Quailridge Park Model — Located at Yogi Bear Campground, this well-maintained unit includes a spacious room addition and a screened-in porch for extra comfort. The park model can either remain on-site (with the option to take over the lot) or be moved to a different campground. Don't miss this opportunity—call today for more details! **CALL: 815-535-6295**

OFFERED AT: \$75,500



Is it time to buy or upgrade your Woodhaven property?

Deb Schultz or Zac Lehn
 NMLS 719170 NMLS 11593736
 Call 815-894-2386
 or apply online at
www.northcentralbank.com

NORTH CENTRAL BANK

HHT of Illinois
 Construction Services 20+ Years

Roofing | Custom Decks | Room Additions
 Winterizing | Spring Clean Ups
 Inspections | Maintenance | Gravel Pads | Driveways

815-849-4240
 Visit us on Facebook to see our work!
 Major Credit Cards Accepted

MENDOTA

COMPANION ANIMAL CENTRE

1701 13TH AVE
 RT. 251 NORTH
 MENDOTA IL, 61342

(815) 539-6601

Your Companion-Centered Family Veterinarian in the Country

WWW.MENDOTAVET.COM

JLS Insurance Agency
815-434-4475
 REPLACEMENT COST COVERAGE
 AVAILABLE ON MOST UNITS
 ASK ABOUT A DISCOUNT IF YOU ARE AGE 50

REPRESENTING - **FOREMOST** INSURANCE GROUP



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!



**SHADY OAKS
COUNTRY CLUB**

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

SEPTEMBER

- 4th | Woodhaven Employees Golf Outing 4:30 p.m.
- 5th | Crescent Electric Employee Golf Outing 9 a.m.
No tee times after 1 p.m.
- 20th | Club Championship - Members Only 8 a.m.
Tee times after 11 a.m.
- 21st | Club Championship - Members Only 8 a.m.
Tee times after 11 a.m.
- 22nd | Senior Men's Travel League- Sign up at Shady Oaks 9 a.m.
No tee times until 12 p.m.
- 28th | 65+ Combined Team Handicap Tourny. Sign up at Shady Oaks .. 9 a.m.
No tee times until 12 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!



815-849-5476
Last updated: 08/18/25

Here for all your residential needs!

Please Call for an Appointment

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



174 Rockyford Rd
PENDING
Sublette

With this home 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! **\$294,900**



211 Appleton Ave
Amboy

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**



327 W Division
PENDING
Amboy

This 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**



135 Provost St
REDUCED
Amboy

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 **\$217,000**



630 Hickory
Oglesby

Charming cottage-style home on a desirable corner Lot This beautifully upgraded cottage-style home offers comfort, character, and convenience- all in one perfect package. Located on a sought-after corner lot, the home features an open floor plan with 2 bedrooms on the main floor and 2 additional bedrooms in the fully finished basement, along with 3 full bathrooms for optimal functionality. Enjoy elegant light fixtures, rich hardwood floors, and solid surface countertops throughout. The kitchen boasts stainless steel appliances, while the cozy fireplace adds warmth and charm to the living space. Step outside to your own private retreat with lush landscaping, garden areas, and patio spaces perfect for relaxing or entertaining. A 2-car garage provides plenty of storage. Ideally located near IVCC, Starved Rock State Park, and I-39, this home combines peaceful living with easy access to amenities and outdoor adventure. Call for a showing today. **\$388,900**

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

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

Follow the Rules of the Road
Ride on the right side of the road and obey all traffic safety devices

Wear a Helmet
wearing a helmet reduces the risk of head injury by 70%

Keep Battery Charged
only use a charger rated for your battery

Be Visible & Safe
wear hi-vis clothing and proper footwear

Be Aware of Pedestrians
Watch your speed, brake early, and share the trails

Mount & Dismount Carefully
e-bikes are heavier than traditional bikes and require more effort to stay upright

Why Motorized Scooters Are Not Allowed on Woodhaven Roadways

To preserve the safety and well-being of Woodhaven's Property Owners and guests, the Association has established Rules and Regulations regarding the use of motorized vehicles throughout the property.

The use of roadways is limited to vehicles that are licensable within the state of Illinois as verified by a vehicle identification number (VIN). Such vehicles must have license plates and a current vehicle registration sticker (Article II, Section 1).

Vehicles that do not meet these requirements, such as electric scooters, hoverboards, and similar devices, are restricted from use on Woodhaven roads, trails, and common ground.

Exceptions include:

Electric personal assistive devices with a maximum speed of 10 mph or less, used by handicapped or physically challenged individuals as documented by a physician's statement or a State document (Article II, Section 1A).

Class 1 low-speed electric bicycles (e-bikes) equipped with a motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches a maximum speed of 20 miles per hour. Class 1 low-speed bicycles will not have a throttle and are pedal-assisted only (Article II, Section 1G).

If you have any questions whether a specific electric vehicle or bike is allowed at Woodhaven, we ask you to contact the Main Gate prior to purchase or use.

ROSATTI'S
Authentic Chicago Pizza
MyRosattis.com

MENDOTA

• 815.538.3838 •
801 6TH STREET
Located in Downtown Mendota

Dine-In • Full Sports Bar • Outdoor Patio Seating

TALL BOY BUSCH LIGHTS \$3.50 EVERYDAY!
DAILY SPECIALS & FRIDAY HAPPY HOUR STARTING @ 3PM

Play SLOTS!

OVER \$960,000 WON HERE IN 2023!

Woodhaven Lakes Exclusive!
15% OFF
~~10% OFF~~
Any Order of \$25 or More

Valid at Rosatti's of Mendota only. Must mention coupon when ordering. Not valid with other coupons/offers/specials/discounts or Alcohol. Limited Time Offer.

UNIVERSAL GAMING GROUP

ERBES Realty LLC

Over 40 Years Experience

1922 Tower Road, Sublette, IL 61367



www.Erbes-Realty.com



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



Tiffany Vanous REALTOR®
815-915-9353
tiffanyvanous@erbesrealty.com



Sue Grskovic REALTOR®
815-200-5144
suegrskovic@erbesrealty.com



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

ERBES Realty LLC

Over 40 Years Experience

1922 Tower Road, Sublette, IL 61367

www.Erbes-Realty.com



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

Tiffany Vanous, REALTOR®
815-915-9353

Tonja Greenfield, REALTOR®
815-761-3220

Sue Grskovic, REALTOR®
815-200-5144

| | | | | | |
|------------------------------------|------------------------------------|--------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Sec 1, Lot 49 - \$59,900 | Sec 1, Lot 115 - \$39,900 | Sec 2, Lot 16 - \$55,000 | Sec 2, Lot 114 - \$15,000 | 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 3, Lot 166 - \$79,500 | Sec 3, Lot 202 - \$45,900 | Sec 4, Lots 52 - \$75,000 |
| Sec 4, Lot 120 - \$39,995 | Sec 4, Lot 152 - \$30,000 | Sec 5, Lot 50 - \$85,000 | Sec 5, Lot 156 - \$35,000 | Sec 5, Lot 173 - \$79,900 | Sec 5, Lot 432 - \$39,900 |
| Sec 5, Lot 462 - \$53,500 | Sec 5, Lot 463 - \$53,500 | Sec 5, Lot 464 - \$85,000 | Sec 6, Lot 19 - \$49,000 | Sec 6, Lot 22 - \$32,900 | Sec 6, Lot 66 - \$35,000 |
| Sec 6, Lot 87 - \$63,000 | Sec 6, Lot 126 - \$25,000 | Sec 7, Lot 155 - \$59,900 | Sec 7, Lot 198 - \$49,500 | Sec 9, Lot 128 - \$29,500 | Sec 9, Lot 201 - \$42,000 |
| Sec 10, Lot 116 - \$59,900 | Sec 11, Lot 229 - \$46,000 | Sec 11, Lot 250 - \$69,900 | Sec 12, Lot 13 - \$43,000 | Sec 12, Lot 23 - \$31,500 | Sec 13, Lot 89 - \$27,000 |

| | | | |
|-------------------------------|-----------------------------|-------------------------------|--------------------------------|
| Sec 2, Lot 113.....CONTINGENT | Sec 7, Lot 46.....SOLD | Sec 16, Lot 1.....PENDING | Sec 25, Lot 89.....SOLD |
| Sec 5, Lot 122.....SOLD | Sec 7, Lot 134.....SOLD | Sec 21, Lot 71.....CONTINGENT | Sec 27, Lots 105-106.....SOLD |
| Sec 4, Lot 199.....PENDING | Sec 11, Lot 194.....PENDING | Sec 22, Lots 108-109.....SOLD | Sec 29, Lot 126.....CONTINGENT |
| Sec 5, Lot 418.....SOLD | Sec 11, Lot 195.....PENDING | Sec 23, Lot 42.....PENDING | |

****Property status is as of July 26, 2025****

| | | | | | |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|-----------------------------------|--------------------------------|
| Sec 15, Lot 94 - \$89,000 | Sec 15, Lot 108 - \$54,500 | Sec 15, Lot 185 - \$63,500 | Sec 16, Lot 5 - \$39,900 | Sec 17, Lots 20/21 - \$75,000 | 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 - \$115,000 | Sec 21, Lot 154 - \$24,000 |
| Sec 21, Lot 161 - \$93,500 | Sec 21, Lot 191 - \$39,900 | Sec 21, Lot 208 - \$27,500 | Sec 21, Lot 249 - \$47,400 | Sec 22, Lot 22 - \$32,500 | Sec 23, Lot 141 - \$55,000 |
| Sec 23, Lot 153 - \$59,900 | Sec 24, Lot 22 - \$64,992 | Sec 25, Lot 25 - \$69,900 | Sec 25, Lot 75 - \$58,500 | Sec 25, Lot 84 - \$95,000 | Sec 25, Lot 85 - \$20,000 |
| Sec 26, Lot 204 - \$45,000 | Sec 28, Lot 27 - \$44,900 | Sec 28, Lot 54 - \$105,000 | Sec 28, Lot 60 - \$59,900 | Sec 28, Lot 67 - \$59,900 | Sec 28, Lots 93 - \$23,000 |
| Sec 28, Lots 94 - \$47,500 | Sec 28, Lot 122 - \$21,000 | Sec 28, Lot 123 - \$21,000 | Sec 28, Lot 131 - \$29,900 | Sec 29, Lot 233 - \$39,000 | Sec 29, Lot 370 - \$35,000 |

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 |

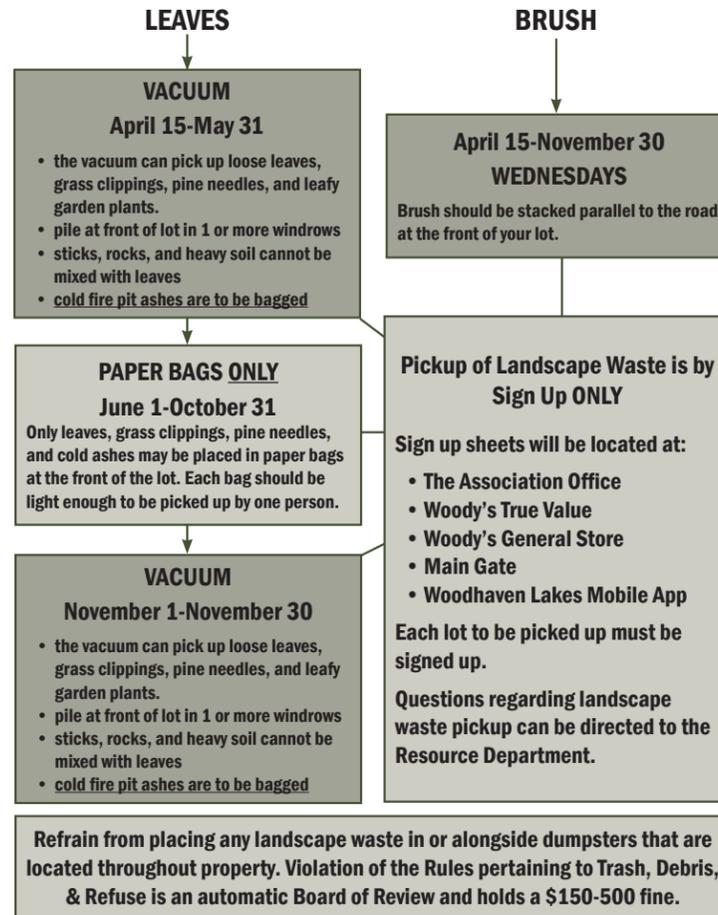
Our next Deer Management Committee meeting will be held on Saturday, September 20th at 10:30 at the Family Center.

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.



LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



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.

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 upcoming Woodhaven News.

- When:** Sunday October 12th from 12 p.m. to 1 p.m.
- Where:** Nature Center/"Bait Shop"
- What:** Here is a small sneak peek: there will be fun, games, music and TACOS GUZMAN food truck will be there selling their tacos, and burritos among other delicious food.
- 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 continue over the next 6 weeks. This is important to help control the spread of the disease from tree to tree.

Licensed Wildlife Control, LLC

Beaver • Raccoon
Groundhogs • Bats
Skunk • Moles • and More!

Art Albee
815.857.3989 | 815.535.2882 | artalbee@hotmail.com | Amboy

401 N Pennsylvania Ave
Sublette, IL

815-849-5532
countryvillagemeats.com

COUNTRY VILLAGE MEATS

Your Local Butcher Shop

Fresh Cut Steaks, Chops, and Ribs
Grill Ready Marinated Beef, Pork, Chicken, Seafood, Bratwurst, Bacon, Jerky, Meat Sticks
Try our New Frozen Pizzas!

Hours:
M-F: 8am-5pm | Sat: 8am-4pm

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

THE NATURALIST CORNER

alyssa rod, nature center coordinator



September brings the start of migration and animals preparing for the winter.

This is the time that we start to see warblers, songbirds, and shorebirds moving south for the winter where they can easily find food and warmer climates. But what about the animals that do not migrate? Our local squirrels, groundhogs, skunks, bats, box turtles, frogs, snakes, and more will be preparing for winter in a different way. Some of these animals hibernate or go into torpor, sleeping either part of the winter or all winter. Others will collect lots of food and store it for a later time. Squirrels store extra seeds and nuts into caches that are hidden either underground or in trees. Frogs will use natural anti-freeze to keep their bodies from freezing while hibernating, creating a glucose-like substance in their blood. Groundhogs or woodchucks hibernate in their underground burrows to make it through the winter; during which food is limited. They will survive by lowering their body temperature, heart rate, and breathing rate until spring. How do you prepare for the winter? Do you migrate? Do you layer on more clothes? Or may be you choose to hibernate.



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

MINI - NATURE CENTER FARMER'S MARKET

Saturday, September 20 - 10:00 a.m. - 3:00 p.m.

Sunday, September 21 - 10:00 a.m. - 2:00 p.m.

Nature Center Front Yard

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

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

This month we'll focus on **Tree Squirrels** (Rodentia order). There are 4 different species of tree squirrels found throughout Illinois. There are over 200 species of squirrels found around the world, except for Australia!

In general, squirrels are part of a larger Order of Rodentia which includes ground squirrels, mice, rats, voles, muskrat, beaver, plains pocket gopher, and southern bog lemming. Tree squirrels are commonly found everywhere from woodlands to city parks, including throughout Woodhaven.

Squirrels are an important part of our ecosystem. They help plant seeds and nuts throughout the forest. This is due to their storage customs, placing seeds in various locations for a later time until they forget one or two that grow into a small tree. Squirrels are also a food source for large predators like owls and foxes, helping these animals to survive. This is one reason squirrels are plentiful and have so many young.

Like other rodents, squirrels have four front teeth that never stop growing which is why they are always gnawing on items to keep their teeth a certain size. None of the four species of Illinois tree squirrels hibernate, but they do have periods of reduced activity

during severe cold weather.

Illinois' tree squirrel species are all small mammals with long and bushy tails, prominent ears, and long hind feet. Let's take a closer look at these four Illinois species:

Fox squirrel (*Sciurus niger*) which is the largest tree squirrel in Illinois. They can reach 19.5-22 inches in length and weigh 1.75-2 pounds. Fox squirrels have fur that is a mix of rusty-yellow with black, giving an overall reddish cast. The fur on their ears, belly, and tail edges is lighter. Common throughout Illinois.



Eastern gray squirrel (*Sciurus carolinensis*) can reach 17.25-18.25 inches in length and weigh 1.25 pounds. Eastern gray squirrels have fur that is gray on the back and white/light gray on the belly. This squirrel has two color variants in Illinois: a melanistic (black) color and a leucistic (white) color. The black variant is found in a few places throughout Illinois, including Mendota and surrounding areas. The white variant is typically only found in Olney in Illinois' southern region. Common throughout Illinois, but population is decreasing due to habitat loss.



Red squirrel (*Tamiasciurus hudsonicus*) is a smaller squirrel in Illinois. They can reach 11.5-13.5 inches in length and weigh just under 1/2 pound. Red squirrels have fur that is reddish gray on the back and whitish on the belly. This squirrel has ear tufts that appear in winter. Red squirrels are found mostly in the northeastern counties of Illinois, especially along the Kankakee and Iroquois Rivers.



Southern flying squirrel (*Glaucomys volans*) is the smallest tree squirrel in Illinois. They can reach 8.5-9.75 inches in length and weigh 2 ounces. Southern flying squirrels have fur that is glossy gray to cinnamon brown on the back and a white belly. They have large eyes and a flattened tail. This nocturnal squirrel can glide between trees due to skin that attaches from the side of the body to the wrist and ankle. Found throughout Illinois but most abundant in southern Illinois.



Fun fact: The world's tiniest squirrel, the African pygmy squirrel, is only five inches long from nose to tail. The world's largest is the Indian giant squirrel at three feet long!

NATURE CENTER HOURS :

Saturdays: 10:00 a.m. - 3:00 p.m.

Sundays: 10:00 a.m. - 2:00 p.m.

Monday - Friday: CLOSED



Located At 601 N Inlet Road, Sublette IL 61367
WWW.TR-SALES.COM SALES@TR-SALES.COM | 815-849-9089



STOP BY AND CHECK OUT OUR NEW EPIC & VENOM LSV'S AND ENJOY YOUR NEW LSV AT 0% FINANCING!



PURCHASE ANY IN-STOCK 2025 OR 2026 PARK MODEL IN SEPTEMBER AND WE WILL PAY YOUR 2026 WOODHAVEN DUES!



Anne's garden center Proudly Serving You for over 34 Years!
1200 N Galena Dixon, IL 815-288-6060 annesgc.com



3 Trees for \$600 Delivered & Planted!



Buy 5 Shrubs get a 6th FREE!

Over 35 Varieties to choose from!

Trees are staked & mulched
Trees & Shrubs come with a One Year Guarantee



JIMENEZ CONSTRUCTION SERVICES

Hector Jimenez - General Construction & Carpentry

Phone: (815)535-6345 | Email: jconstruction8240@gmail.com

Quality Construction - Honest Service - Reliable For Everyone

Se Habla Español - Fully Insured

- General Construction
- Carpentry
- Painting
- Power washing
- Retaining walls
- Roofing
- Window/screen repair
- Underbelly work



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

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

0% APR
 Up to 18 months
 Explore 0% APR financing for your project
 See options
 Hearst

FREE ESTIMATES | FULLY INSURED



815-849-5451

Fishing & Hunting | Bait & Tackle | Snacks
 Bottled Water & Soda | Night Crawlers | Shrimp
 Wax Worms | Trout Worms | Chicken Liver

SEPTEMBER HOURS

Monday 9/1 7AM-3PM
 Saturday 8AM-4PM
 Sunday 9AM-3PM
 Monday-Friday CLOSED

WOODY SAYS.....

Are you interested in volunteering for a Woodhaven Committee? Applications are open for the 2026-2030 Committees. See page 11.



WOODY TrueValue HARDWARE

Advertised Bargains and Hours of Operation are for SEPTEMBER Only

September

Monday - Saturday
 8 a.m.-4 p.m.

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

Glass Cutting | Propane
 Fax | Copier | Shipping
 Keys Cut
 Gasoline | Gift Certificates

Rentals:

Floor Care | Weed Eaters
 Appliance Dollies | Spreaders
 Leaf Blowers
 Pressure Washer

BARGAINS OF THE MONTH®



SAVE 30% OR MORE
24.99
 EasyCare®
 1 gal. Brite White Flat
 Latex Ceiling Paint K 734 665



SAVE 30% OR MORE
2.99
 DampRid®
 10.5 oz. Refillable
 Fragrance-Free
 Moisture Absorber with
 Microban® W 106 155



SAVE 30% OR MORE
8.49
 SeaFoam®
 16 oz. Motor Tune-
 Up H 200 934



SAVE 35% OR MORE
4.49
YOUR CHOICE
 DAP®
 10.1 oz. White or
 Clear Dynaflex 230®
 Premium Elastomeric
 Sealant P 740 274, 282



SAVE 40% OR MORE
4.99
 Home Armor®
 32 oz. Instant Mold
 & Mildew Stain
 Remover W 522 813



SAVE 35% OR MORE
22.99
 Fiskars®
 Telescoping Bypass
 Lopper T 132 106



SAVE 40% OR MORE
8.99
YOUR CHOICE
 GE
 4-pk. 8.5W A19 Refresh
 Daylight or Relax Soft White
 HD LED Bulbs E 118 528, 529



SAVE 45% OR MORE
3.99
 Super S®
 1 qt. Bar & Chain
 Oil H 114 355

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

TV-AD-9405853746

WOODY TrueValue Hardware
 815-849-5107

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



Sale ends 9/30/25

©2025 TV Hardware Distribution, LLC

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

| | |
|---------|----------|
| 1/136-7 | \$68,900 |
| 5/312 | \$34,900 |
| 5/378 | \$26,000 |
| 8/110 | \$42,997 |
| 11/113 | \$44,900 |
| 13/109 | \$41,000 |
| 13/133 | \$58,900 |
| 22/103 | \$61,900 |
| 22/91 | \$32,000 |
| 24/257 | \$39,500 |
| 25/20 | \$29,900 |
| 25/46 | \$49,900 |
| 26/235 | \$29,900 |
| 28/21 | \$61,900 |
| 29/299 | \$21,000 |

| | |
|--------------|-----------------|
| 2/24 | \$72,000 |
| 2/131 | \$74,900 |
| 2/141-2 | \$94,500 |
| 2/148 | \$93,500 |
| 2/251 | \$44,900 |
| 2/256 | \$41,600 |
| 2/292 | \$109,900 |
| 3/58-9 | \$70,000 |
| 3/180 | \$13,500 |
| 4/2 | \$74,000 |
| 4/50 | \$28,900 |
| 4/102-3 | \$22,500 |
| 4/115 | \$29,900 |
| 5/6 | \$26,500 |
| 5/101 | \$68,900 |
| 5/154 | \$35,900 |
| 5/310-1 | \$110,000 |
| 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 |
| 6/132 | \$38,500 |
| 7/98 | \$62,500 |
| 7/159 | \$58,000 |

| | |
|-----------------|-----------------|
| 7/160 | \$53,000 |
| 7/206 | \$61,900 |
| 8/50-1 | \$58,900 |
| 9/200 | \$84,900 |
| 10/34 | \$35,000 |
| 10/40 | \$32,900 |
| 11/167 | \$26,000 |
| 11/221 | \$52,900 |
| 11/247 | \$49,990 |
| 12/58-9 | \$96,000 |
| 13/105-6 | \$29,500 |
| 14/28 | \$13,000 |
| 14/33 | \$14,000 |
| 16/59 | \$24,900 |
| 16/158 | \$45,000 |
| 17/22 | \$34,000 |
| 17/51 | \$19,990 |
| 17/100 | \$34,900 |
| 17/163 | \$44,900 |
| 17/171 | \$18,000 |
| 17/172 | \$18,000 |
| 17/277 | \$15,000 |
| 18/62-3 | \$90,000 |
| 20/5 | \$30,000 |
| 21/63 | \$65,000 |
| 21/80 | \$79,900 |
| 21/102 | \$54,900 |
| 21/211 | \$69,500 |

| | |
|---------------|-----------------|
| 21/235 | \$21,900 |
| 22/34 | \$64,900 |
| 25/9 | \$22,000 |
| 25/126 | \$45,000 |
| 26/30 | \$27,900 |
| 26/167 | \$27,000 |
| 26/251 | \$34,900 |
| 28/38 | \$84,900 |
| 29/311 | \$34,900 |

CLOSED

| | |
|----------|----------|
| 02/054 | 17/58 |
| 04/019 | 20/21 |
| 11/126 | 20/74 |
| 11/206-7 | 21/149 |
| 11/219 | 22/10 |
| 12/028 | 22/108-9 |
| 13/127 | 23/185 |
| 17/110 | 27/107 |
| 17/149 | 28/37 |
| 17/57 | 29/225 |



Reduced | Contingent/Pending

Information Last Updated 8/18/25



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



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

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

