

# WOODHAVEN NEWS

JANUARY '26 | VOL. 43 NO. 1



As we look back fondly at this past year at Woodhaven, the Board of Directors would like to wish a very Merry Christmas and Happy New Year to all our Owners and Guests who make Woodhaven the wonderful happy place we all love. Until next season, we will relish in the cold weather fun and beautiful sights that we've come to expect from a Woodhaven winter. And we'll look forward to seeing you at Cabin Fever on January 31st!

We can't wait to spend another summer making great memories while also reminiscing on the old ones!

## MESSAGE FROM THE BOARD

Another year has passed. Wow, time seems to fly by. As winter has taken hold of Woodhaven, your Board of Directors continues to work on keeping Woodhaven our happy place. This past year saw the Pool 1 mechanical room rebuilt, the Lakeside Building torn down, and the new Trailside Building started. Pool 2 replacement planning is now in full swing.

This year's comfort stations that are open throughout the winter are 3, 10, 17 & 25.

Wintertime fun abounds at Woodhaven and the surrounding areas. Tubing, snowshoeing, ice fishing, skating, and snowmobiling are favorites among many of our Property Owners. Cabin fever will be upon us soon! Sledding, snowmobile races, the poker walk,

BINGO, and arcade game tournaments are on the list of fun winter activities for the whole family. Hope to see you there.

I would like to share my thanks to all of the committee volunteers, boards of review, section representatives, and fellow Board Members who dedicate their time and talents to make Woodhaven the best camping resort anywhere. These professionals make it look easy, but do not let them fool you; it takes countless hours to achieve the results we do.

From my family to yours, have a happy and safe winter season!

Harry Koeppel, Board of Directors

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

**ASSOCIATION OFFICE/ESAC**

Monday - Friday | 8:30 a.m.-4:30 p.m.  
 Saturday | 10 a.m.-2 p.m.  
 Sunday | CLOSED  
 1/1 | CLOSED

**WOODHAVEN LAKES REALTY**

Monday - Friday | 8:30 a.m.-4:30 p.m.  
 Saturday | 10 a.m.-2 p.m.  
 Sunday | CLOSED  
 1/1 | CLOSED

**WOODY'S TRUE VALUE**

Monday-Saturday | 8 a.m.-4 p.m.  
 Sunday | 8 a.m.-2 p.m.  
 1/1 | CLOSED

**LAUNDROMAT**

24 hours

**LAKEVIEW**

Daily | 7 a.m.-Dusk

**CLOSED FOR THE YEAR**

Family Center  
 Rec Plex  
 General Store  
 Pizza Plus  
 Bait Shop  
 Nature Center  
 Campstove Restaurant  
 Aquatic Facilities

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

**COMFORT STATIONS OPEN FOR THE WINTER:  
 3, 10, 17, & 25**

**IMPORTANT PHONE NUMBERS**

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

Woodhaven News  
 509 LaMoille Road Sublette, IL 61367  
 815-849-5209

Copy & Advertising Deadline: First of each month. No issue in February.  
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The Woodhaven News disclaims any liability for any advertisements published herein and in no way endorses or guarantees these ads. It also reserves the right to reject any ads submitted.

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

For inquiries regarding the Woodhaven News, or to submit a letter to the editor: [Publications@woodhavenAssociation.com](mailto:Publications@woodhavenAssociation.com)

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



At the conclusion of every season, we like to take time to acknowledge and recognize all our employees, but especially those who have reached a milestone year of employment here at Woodhaven. This year's list is as follows:

**5-Year Service Award**

Benjamin Counts – Janitorial Supervisor  
 Mallory Wolf – Office Associate II  
 Cory Boehm – Facility Manager Woody Inc.



**10-Year Service Award**

Theresa Taylor – Account Clerk Cashier Woody Inc.

Maddi Pearson – ESAC Inspector

Chad Zimmerman – Maintenance Tech II

**15-Year Service Award**

Ryan Farley – Director of Maintenance/Janitorial

Amy Ackert – General Manager Administrative Services



**25-Year Service Award**

Lisa Westenfelt – Patrol Sergeant

**30-Year Service Award**

Wayne Lachat – Lieutenant Public Safety

Janette Welch – Office Associate I



**35-Year Service Award**

Jeff Hickey – Executive Director

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

**2025 – 2026 Deer Population Control Permit Approved**

We were informed on December 8, 2025, that our Deer Population Control Permit (DPCP) for winter 2025 – 2026 was approved by the Illinois Department of Natural Resources (IDNR), which authorizes the removal of 100 deer from Woodhaven property by IDNR tested and approved sharpshooters between January 12 and March 31, 2026.

In early December staff met with Tim Preuss, Urban Deer Project Manager, from the IDNR and members of the USDA Animal & Plant Health Inspection Service Division who will be performing the sharpshooting for the permit onsite to formulate specifics of the permit plan. It was determined that deer removal by sharpshooting would take place either the third or fourth week of January 2026. Shooting sites will be located in the preservation areas in Sections 28, 26, 23, sled hill area, behind Section 17, behind the overflow parking in Section 26, and in the pine trees along Woodhaven Drive at the entrance. There will be 12 to 15 bait piles that will be started and maintained shortly after the first of the year and all sharpshooting will begin around 7:00 p.m. Based on observations by USDA staff during the site visit, they believe they will be able to remove 100 deer in three nights with favorable conditions. Tim Preuss also expressed concern from the site visit that the observed fawns and yearling deer looked underweight. Based on these observations, he is requesting that each deer taken be weighed, recorded and included with the CWD samples and aging.

All deer harvested will be taken to and processed at Freedom Sausage, an IDNR-approved processing facility, in Earlville, IL. All processed venison will be donated to Forest Feeding Families, a non-profit charitable organization, which helps feed local families in need.

There are still many details which need to be determined moving forward, and we will continue to provide you with information through our website and social media sites as they become available.

**2026 – 2027 Assessment Levels and Redistribution of Surplus Funds**

The Board of Directors recently approved the assessment levels at \$1,710 for lots with sewer and \$1,580 for lots without sewer for the 2026-2027 fiscal year. Invoices should be posted and sent to all Property Owners in mid-January. When you receive your assessment invoice, please review the information and balance shown on the invoice. If you have any questions, please call us at the Association Office at 815-849-5209.

You will continue to have two payment options. You can make full payment on or before March 31, 2026, to receive a \$30 discount on lots with sewer service, or a \$25 discount for lots without sewer.

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

The Board of Directors also approved a resolution to redistribute the entirety of operating surplus funds from Woodhaven's March 31, 2025, audited financial statement of \$201,399 to the Association's reserve fund. Work on the budget process will continue into March, when the final budget schedule is approved by the Board of Directors. Staff and the Board will work on updating our five-year operating plan, our reserve plans, and preparing monthly budget projections for 2026-2027. Any changes or adjustments are subject to Committee and Board review and approval prior to presentation to the Membership. If anyone is interested in obtaining more information about the budget process, please contact the Association Office to schedule an appointment with the Executive Director.

*continued on page 4*

**Project Updates & Other Information**

- Comfort stations open for the winter are 3, 10, 17 & 25. All others have been closed until spring.
- The southeast basin cleanout in Section 10 and the mudjacking to repair leaks on Bluegill Lake dam were completed in November.
- Public Safety annual lot-to-lot foot patrol checks have been completed on 6,216 lots. Findings included: 3 open trailer doors, 68 open windows, 53 open shed doors, 2 open shed windows, 9 broken windows, 7 open roof vents, and 10 water leaks. Property owners were notified by phone or mail.
- The three storage bays at the Service Center for firewood and rock have been completed.
- The Chicago RV & Camping Show is scheduled for February 12 – 15, 2026 at the Donald E. Stephens Convention Center in Rosemont, IL.
- Work is progressing on the new Trailside Building project with the foundation completed in early December, including backfill of the exterior with fill material and the interior of the foundation with rock. Utilities also installed the water service for the new building.



**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!

**KEN RICKETTS**  
815-690-4025  
KEN@PRIMESOLINC.COM  
PRIMESOLINC.COM

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**Please Call for an Appointment**

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

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

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

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**Sal Bayron**  
Realtor® Broker  
312-952-3409  
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Se Habla Español

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**Nicci Leffelman**  
Realtor® Broker  
815-501-0408  
NLeffelman@woodhavenassociation.com

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

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Minutes from Woodhaven Lakes - Route 52 in Sublette

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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.

## BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their November 11th, 2025, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the December 9th meeting.

1. Motion was made to approve the October 14, 2025 – Board of Directors meeting minutes. Motion passed unanimously.
2. Motion was made to approve the October 14, 2025 – Board of Directors executive session minutes. Motion passed unanimously.
3. Motion was made to approve the October 23, 2025 – Board of Directors meeting minutes. Motion passed unanimously.
4. Motion was made to accept the ESAC Board of Review consent agenda as written. Motion passed unanimously.
5. Motion was made to accept the Public Safety Board of Review consent as written. Motion passed unanimously.
6. Motion was made to approve the installation of 3 bays at the Service Center for firewood, white rock, and yellow rock with all work being completed in-house this fall at a cost of \$18,000. Motion passed unanimously.
7. Motion was made to accept the resolution for the 2026 Board meeting schedule. Motion passed unanimously.
8. Motion was made to approve Christmas gifts for eligible employees. Motion passed unanimously.
9. Motion was made to accept the bid from R.E. Wolber Excavating for \$8,960 with a total project cost of \$10,147.96. Motion passed unanimously.
10. Motion was made to proceed with the repair at a cost of \$7,200 for Bluegill Lake by M&S Mud Jacking, Inc. Motion passed unanimously.

## BOARD & COMMITTEE MEETINGS

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

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

### January

7th Communications Committee Meeting, Zoom 6:00 p.m.  
 13th Board of Directors' Meeting, NIU Naperville 7:00 p.m.  
 27th Board of Directors' Meeting, NIU Naperville 7:00 p.m.

### February

4th Communications Committee Meeting, Zoom 6:00 p.m.  
 10th Board of Directors' Meeting, NIU Naperville 7:00 p.m.  
 24th Board of Directors' Meeting, NIU Naperville 7:00 p.m.

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

## NOTES FROM THE COMMUNICATIONS COMMITTEE

- **Take advantage of Woodhaven's winter beauty with a hike on the trails!**
- **Make sure your address is up to date with the Association for the January Assessment mailing.**
  - **Start your countdown for Spring Fling!**

## Woodhaven's Honor Roll of Veterans

We are continuing to seek the names of Woodhaven Property Owners and their immediate family who are US veterans or active duty. We will be adding to the list we compiled in over the last few years - if you submitted your info already, we will continue to include you. The Association would be honored to post these names in the *Woodhaven News*. You can fill out the form and return it to the Association Office, online [here](#) or you can send us a message through Facebook. We will continue to accept submissions and publish the list annually. Thank you for your time and thank you for your service to our country!

### Woodhaven's Honor Roll of Veterans

Name: \_\_\_\_\_

Section: \_\_\_\_\_ Lot: \_\_\_\_\_

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

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

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

## Communications Committee

By Diana L. Koepfel  
 Communications Committee Member

### Woodhaven and Surrounding Area Wintertime Fun

After all of the snowbirds have left to venture south in search of warmer temperatures, there are still those who love the climbing of the thermostat and stay to enjoy the fourth season at Woodhaven. Breathing in the crisp cold morning air. Tubing, snowmobiling, ice fishing, ice skating and snowshoeing can all be enjoyed at Woodhaven!

From now until Cabin Fever, one can also enjoy the many area activities and festivals listed below.

Early November – 1/1 LaSalle Celebration of Lights at Rotary Park is one of the largest (and brightest) Christmas celebrations in North Central Illinois. The display runs on donations made by the visitors. Make sure to stop and take a picture of the Woodhaven Lakes and Woodhaven Lakes Realty displays! Weekdays & Sundays 5-9, Fri/Sat 5-10

11/28 – 12/25 Bureau County Fairgrounds Home for the Holidays, Drive Through Christmas Light Display, 811 W Peru St (Route 6 W), Princeton. F, Sat 5-9 & Sun 5-8.

11/28 – 12/27 Holiday Light Display at Centennial Park. Visit Rock Falls and travel through Centennial Park, gorgeously lit for the holidays. Local businesses, churches, and groups have created stunning Christmas themes for park shelters and grounds. Who knows? Santa and Mrs. Claus may appear. Weekends 5:30 – 8:30

11/28 – 12/21 The Ottawa Chris Kringle Market is open Friday, Saturday and Sunday for four straight weekends; featuring local artisans, boutiques and restaurants in an open air, euro-inspired event under the twinkling lights of the Jordan Block Park in historic downtown Ottawa, Illinois. Over 70 vendors placed throughout downtown makes this an enjoyable shopping experience. Stroll from one location to another sampling tasty treats while being caught up in the holiday spirit. Find vendors at the Jordan Block Park, on Court Street, and on Jackson Street next to Washington Square Park. Vendors will vary each weekend so it's important to come back to have a new experience. Make this your new holiday tradition! Hours: F 4-8, Sat 11-7, Sun 11-4.

Byron Forest Preserve – When winter is in full force, the Byron Forest Preserve has cross-country skis for rent and miles of trails for you to explore at their Jarrett Prairie Nature Preserve located at 7993 North River Road in Byron. Cross-country skis can be rented at the Jarrett Prairie Center for \$5 per person per hour for drop in use. Cross-country skis can be rented during normal Jarrett Prairie Center hours. Also, please note that the Jarrett Prairie Center also has a designated public sledding hill located next the center and hot chocolate for sale as long as there is enough snow to cover the slope.

Franklin Creek State Nature Area transforms into a winter wonderland. Two miles of the equestrian trails are converted to cross-country ski trails. Once a 4-inch snow base exists, four miles of equestrian trails are opened for snowmobiles. The park is a great place for scenic winter walks and views of its natural landscape. 1872 Twist Road, Franklin Grove.

Nachusa Grasslands is a year round nature preserve located at 2075 S. Lowden Road in Franklin Grove. This expansive natural area is open for hiking daily from dawn to dusk, with access restricted only during controlled burns and hunting seasons. While the trails welcome visitors, pets are prohibited. Winter offers a unique opportunity to discover the local wildlife. A fresh layer of snow can unveil the hidden stories of the grasslands, revealing animal tracks and the subtle signs of their activities.

Starved Rock State Park – At any time of year, Starved Rock State Park features a captivating paradise, but when winter's chill freezes the cascading waterfalls, this ecological cosmos becomes a wonderland to behold. Must-see frozen waterfalls include those at French Canyon, a terraced bowl where water slides down the sandstone steps, is the most accessible waterfall from the trailhead. However, there is a lot more where that came from. Wildcat Canyon, Tonti Canyon, and LaSalle Canyon—each with unique sights. LaSalle Canyon is one of the most remarkable destinations in the park; frozen water creates a wall of ice as it dives from the steep sandstone cliffs. Starved Rock also serves as an eagle nesting refuge.

The Joe Stengel Trail traces farm country along a route scattered with trees. This trail runs through Ogle county into Lee county. 2114 Lowell Park Road in Dixon. Enjoy snowmobiling and cross-country skiing.

## 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, 509 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: \$ \_\_\_\_\_



**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION**

**2026 Meeting Schedule**

**WHEREAS**, the Woodhaven Association (“Association”) is governed by and through a duly elected Board of Directors (“Board”) pursuant to the Declaration of Covenants and By-Laws; and **WHEREAS**, Article VII Section 5 Meetings of the Board of Directors states, “The Board shall meet at such times as the Board shall determine by resolution, but no less than 4 times annually.”; and **WHEREAS**, the Board wishes to set forth their 2026 meeting schedule.

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

1. The 2026 Board Meeting Schedule is as follows:

	Date	Location	Time
Tuesday	January 13th	NIU Conference Center, Naperville	7:00 PM
Tuesday	January 27th	NIU Conference Center, Naperville	7:00 PM
Tuesday	February 10th	NIU Conference Center, Naperville	7:00 PM
Tuesday	February 24th	NIU Conference Center, Naperville	7:00 PM
Tuesday	March 10th	NIU Conference Center, Naperville	7:00 PM
Tuesday	March 24th	NIU Conference Center, Naperville	7:00 PM
Tuesday	April 14th	NIU Conference Center, Naperville	7:00 PM
Tuesday	April 28th	NIU Conference Center, Naperville	7:00 PM
Saturday	May 23rd	Woodhaven	9:00 AM
Saturday	June 27th	Woodhaven	9:00 AM
Saturday	July 25th	Woodhaven	9:00 AM
Tuesday	August 11th	NIU Conference Center, Naperville	7:00 PM
Saturday	August 22nd	*Woodhaven - Annual Meeting	9:00 AM
Saturday	August 22nd	Woodhaven - Following the Annual Meeting	10:30 AM
Tuesday	September 8th	NIU Conference Center, Naperville	7:00 PM
Tuesday	September 22nd	NIU Conference Center, Naperville	7:00 PM
Friday	October 2nd	*Budget Workshop Woodhaven - RecPlex	7:00 PM
Saturday	October 3rd	*Budget Worksoop Woodhaven - RecPlex	1:00 PM
Tuesday	October 13th	NIU Conference Center, Naperville	7:00 PM
Saturday	November 7th	*Budget Hearing Woodhaven - RecPlex	1:00 PM
Tuesday	November 10th	NIU Conference Center, Naperville	7:00 PM
Tuesday	December 8th	NIU Conference Center, Naperville	7:00 PM

• These meetings are not an Official Board Meeting

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

PASSED AND APPROVED THIS 11th DAY OF NOVEMBER 2025.

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

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Dan Rossi, President

ATTEST: Charles Muir, Secretary

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION**

**2026-2027 Assessments**

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

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

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

**WHEREAS**, the proposed budget and recommended assessment for 2026-2027 were explained to the Membership at a Budget Hearing on November 8, 2025; published in the December 2025 issue of the Woodhaven News; and posted on the Association’s website and other online media-methods.

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

1. That the annual assessments for 2026-2027 will be \$1,710 on lots with sewer services and \$1,580 on lots without sewer services; and shall be allocated in the following manner:

	Lot’s w/ Sewer	Lot’s w/o Sewer
Operating Assessments		
Operating Fund	\$ 1,145	\$ 1,145
Lot Fund	7	7
Water & Sewer Fund	100	50
	\$ 1,252	\$ 1,202
Restricted Assessments		
Association Reserve	\$ 290	\$ 281
Water & Sewer Reserve	80	40
New Project Fund	26	26
Debt Services Fund	62	31
	458	378
Total Assessments	\$ 1,710	\$ 1,580
Early Payment Discount	-\$30	-\$25
	\$ 1,680	\$ 1,555

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

PASSED AND APPROVED THIS 9th DAY OF DECEMBER 2025.

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

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Dan Rossi, President

ATTEST: Charles Muir, Secretary

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION**

**Distribution of Surplus Funds**

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

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

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

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

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

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

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

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

**WHEREAS**, the Association’s March 31, 2025, Audited Financial Statements reported an operating surplus of \$93,536; and

**WHEREAS**, the Finance and Facilities Planning Committees have reviewed a recommendation to allocate 100% of the surplus to the Association Reserve Funds.

**WHEREAS**, the 2026-2027 budget recommendations were presented to the membership at the November 8, 2025, Budget Hearing; published in the December 2025 issue of the Woodhaven News; and posted to the Association’s website and other online media methods.

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

1. That the Association will redistribute 100% of the surplus of \$201,399 and allocate this balance to the Association’s reserve funds.

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

PASSED AND APPROVED THIS 9th DAY OF DECEMBER 2025.

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

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Dan Rossi, President

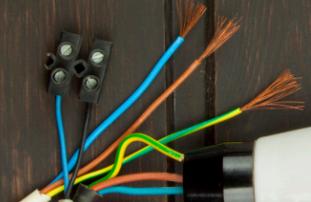
ATTEST: Charles Muir, Secretary

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**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WOODHAVEN ASSOCIATION**

**Deer Management – Authorization to proceed – IDNR Deer Population Control Permit**

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

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

**WHEREAS**, the Board of Directors, after developing concern over the over-population of deer within the Woodhaven Community, created the Deer Management Ad-Hoc Committee for the purpose of study and evaluation of recommendations on addressing the issue; and

**WHEREAS**, the Deer Management Ad-Hoc Committee duly evaluated options relating to addressing issues of the over-population of deer within the Woodhaven Community, including gathering input from members and evaluating the destructive effects of the over-population; and

**WHEREAS**, the Board of Directors accepted a July 20, 2024, recommendation from the Deer Management Ad-hoc Committee to apply for Deer Population Control Permits (DPCP) from the Illinois Department of Natural Resources (IDNR); and

**WHEREAS**, the IDNR has approved a DPCP application for winter 2025-2026, which allows for the removal of 100 deer; and

**WHEREAS**, to facilitate the activities authorized by the DPCP application the Association desires enter into an agreement with the United States Department of Agriculture (USDA) – Wildlife Services Division to perform sharpshooting services associated with removing 100 antlerless deer from Woodhaven’s common ground areas on dates to be determined in January and/or February 2026.

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

1. That the Board of Directors authorizes Jeffrey S. Hickey, Executive Director, to represent Woodhaven Association’s interests in entering into an agreement with the USDA to perform sharpshooting services for a cost not to exceed \$29,000 and on specific dates to be determined in January or February 2026 .
2. The Board of Directors authorizes Jeffrey S. Hickey, Executive Director, to give notice to association members of the activities to be conducted pursuant to the DPCP and direct posting of such signage as considered reasonably necessary to affect the purpose of the DPCP.
3. The Board of Directors authorizes individuals employed under the terms of the USDA Sharpshooter to conduct the designated services on Woodhaven common ground areas in accordance with the terms and conditions outlined in the IDNR DPCP Permit. This authorization expressly includes temporary authority to possess and utilize firearms on Woodhaven common ground property, and to also utilize a side-by-side vehicle (UTV) on Woodhaven common ground property for the purpose of carrying out the intent and authority granted under the DPCP permit.
4. That this Resolution shall be in force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 9th DAY OF DECEMBER 2025.

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

NAYES: Diane Connelly

ABSENT: \_\_\_\_\_

Dan Rossi, President

ATTEST: Charles Muir, Secretary

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	Olga Scholz	
Sect. 12	Heather Hansen	48		
Sect. 13	Missy Silfies	50		
Sect. 14	Lee Campbell	89		
Sect. 15	Elaine Ayres	61		
Sect. 16	Ernest Mitchell	79-80	Rich Ziegenfuss	132-134
Sect. 17	Diana Fontanez	247	Darlene Singleton	8
Sect. 18	---			
Sect. 19	---			
Sect. 20	Anthony Sarullo	20	Mike Connelly	31-32
Sect. 21	Shaunta Stocking	251-252	Joe Sedevic	36
Sect. 22	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	Scott McManus	
Sect. 27	Donna Sportun	94	Milagros Irizarry	
Sect. 28	---			
Sect. 29	James Robinson	31	Arthur Orsini	37

**WELCOME NEW PROPERTY OWNERS - NOVEMBER**

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

Sec/Lot	Name	City/State
02/113	LINDLE G MOODY	CRYSTAL LAKE IL
03/117	MAUREEN SCHUELKE	GENEVA IL
05/173	LUKASZ MC RAE	CHICAGO IL
05/361	MARIO GUILLAN	ADDISON IL
05/362	MARIO GUILLAN	ADDISON IL
06/007	IGNACIO CEPEDA	AURORA IL
10/202	SUSAN THERESE TRIMARCO	CAROL STREAM IL
11/022	GREGORY A SOHL	ALSIP IL
11/109	ALMA ELIZONDO	MONTGOMERY IL
17/277	CECILIO HERNANDEZ	JOLIET IL
18/031	KEVIN STUTLER	DES PLAINES IL
20/004	MONICA JAZMIN BAEZ	SOUTH ELGIN IL
21/009	LANCE L RUPPERT	HURRICANE UT
22/154	SEAN MICHAEL KALLAS	JOLIET IL
24/052	KRISTINE PLOWMAN	MIDLOTHIAN IL
25/132	LANCE L RUPPERT	HURRICANE UT
26/140	ALBERT JAROSZ	CRYSTAL LAKE IL

Sec/Lot	Violation
2/165	Shingles missing from shed; deteriorated overhead
3/55	Exposed wood; broken conduit; shed not secure
4/24	Spray foam around room window; shed roof
4/122	No permit for deck; over 400 sq ft patio
7/185	No permit for RV; RV less than 7' from line
9/36	No permit to rework deck/railing
10/266	Cords plugged in; aluminum foil over outlets
11/72	Building materials – lumber, misc items
11/167	Shed siding separated; building materials
11/177	LSV covered/registration on file expired 5/31/25
13/135	Wildlife deterrent fencing exceeds 3' height
16/106	Building materials – lumber, blocks
16/160	Hole in room roof; damaged skirting
17/15	Shed damaged by fallen tree limb
17/200	Exposed wire; building materials
17/249	RV permit not complete
18/34	Holes/rotten wood on room/shed
21/98	Exposed wood on room trim
21/154	Missing/damaged skirting; bldg. materials
22/53	RV underbelly sagging
22/65	Building materials – metal frame, plywood, blocks
22/103	Rotten wood on shed; sections of deck behind shed
23/129	Vegetation growing in room/RV
24/50	Tree removed without prior written authorization
24/223	Driveway over 223/222 line; inapp. storage
24/257	Shingles overhanging shed soffit
25/10	Inappropriate storage of refrigerator
26/56	No permit for locker; rotten wood on steps
26/184	Damaged gutters on room
26/218	Damaged skirting; exposed wires under RV
26/236	Building materials - shingles
27/122	Trim missing from RV door; brush pile in out lot
27/161	Exposed wires on side of PM
28/35	LSV covered/registration on file expired 7/31/25
28/81	Tape on outlet; damaged screens on room
28/130	Building materials including concrete blocks
28/142	RV trim damaged; damaged/missing skirting
29/83	Building materials including timbers, lumber
29/248	Bldg materials – lumber, lattice, PVC, plywood
29/318	Shed less than 5' from 318/317; OH deteriorated

**PUBLIC SAFETY CITATIONS - NOVEMBER**

Sec/Lot	Owner/Guest	Offense
6/74	Owner	Specific rules posting: No unattended fishing poles (Blue Gill Lake)
26/113	Owner	Maximum of two poles in use
	Contractor	Contractors shall possess current property access specific to each person
	Contractor	All persons shall comply with lawful request/false statement
	Contractor	Display company identification on driver’s side of vehicle

**REGISTERED SEX OFFENDER LIST**

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



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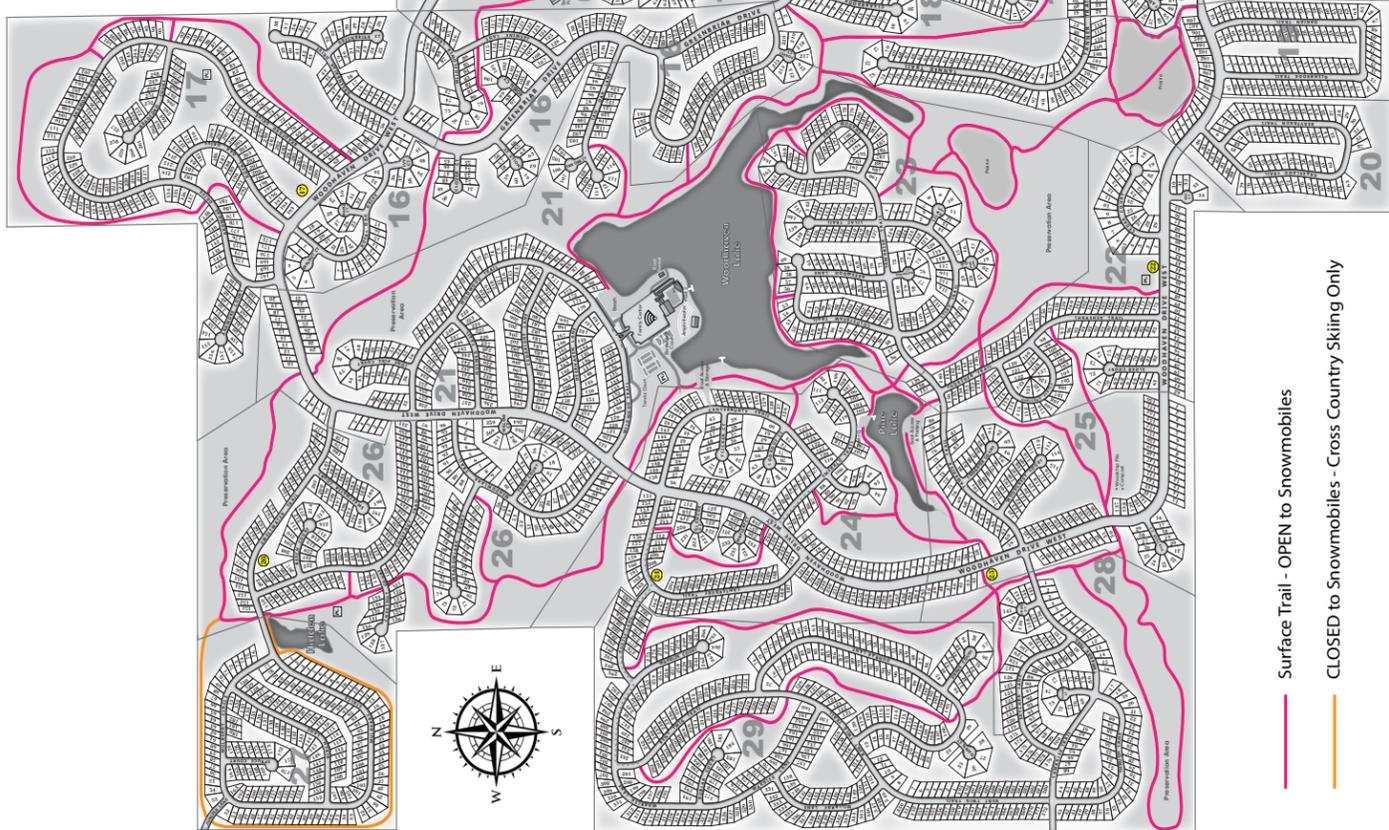
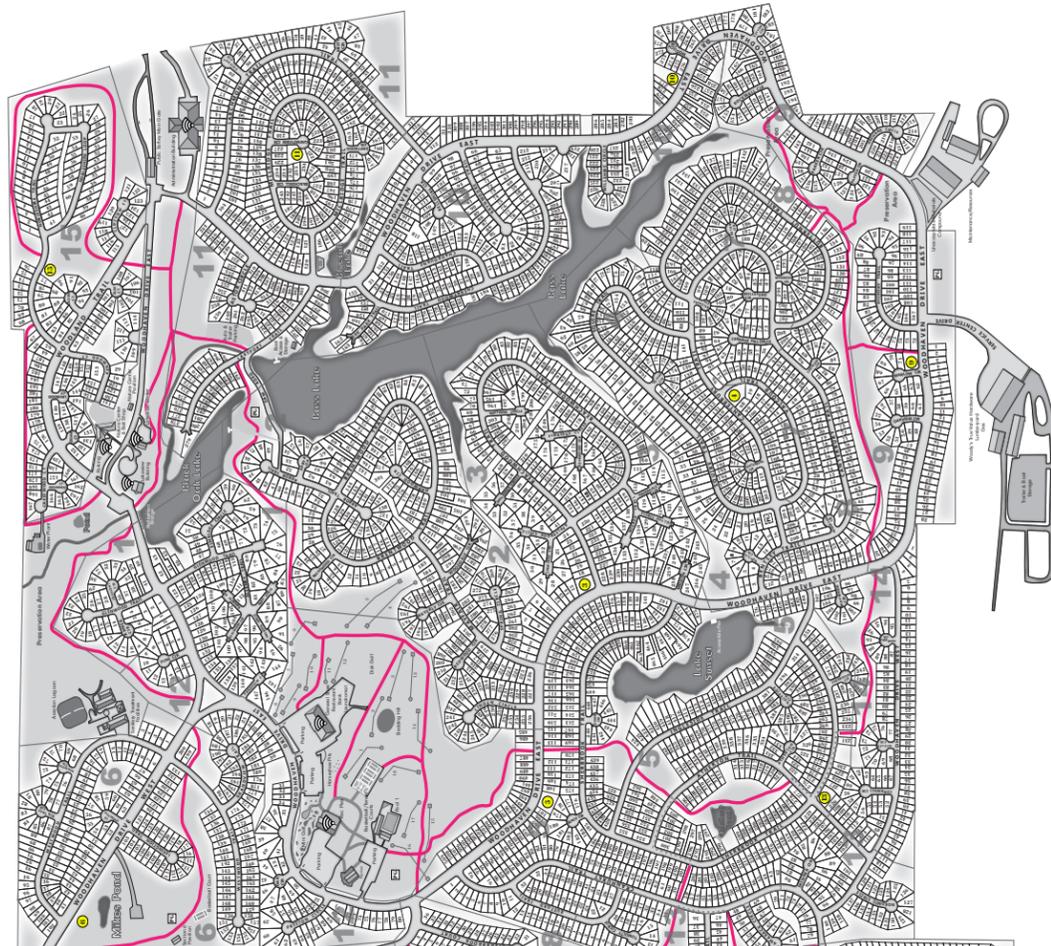


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## Snow & Ice Control Procedures

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

**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
8/20/2025	179	206	84	Clear, 75°, 7mph NE winds
11/5/2025	225	259	106	Sunny, 54°, 16mph S winds
11/20/2025	307	353	145	Cloudy, 48°, 5mph NE winds

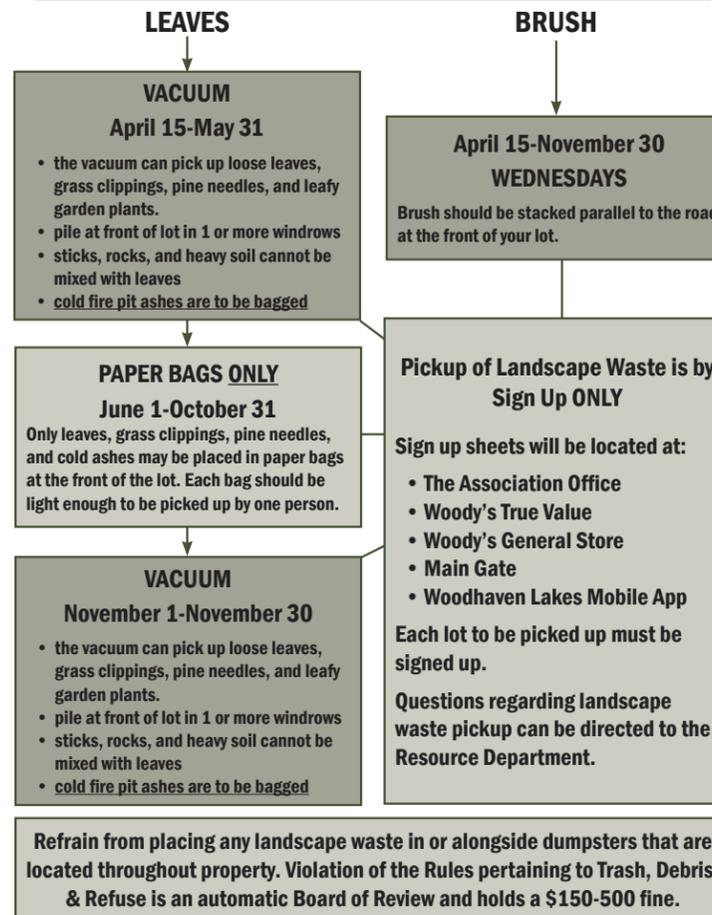
**Boat Storage on Lakes:**

Boats that were left at lake storage areas were picked up by Resource staff. In order to retrieve your boat, you will need to pay the fees applied at the Association Office and from there you will receive a boat pick up slip. Fees for removal are \$50 plus \$25 per month it is stored. If the boat is not claimed, it may be auctioned off.

**Leaf Vacuum updates:**

This season for the leaf vacuum unfortunately had some difficult hurdles we were unable to overcome. The leaf vac did have a few breakdowns which required it to be sent off to be worked on. In the meantime, we were able to rent one for approximately a week. The Resource Department did work extended hours to attempt to get as many leaves as possible vacuumed up. The vacuum that was rented was only available for a limited time. Then shortly after the rental was returned mother nature decided it was going to snow about 8". We are going to explore potential options of getting the leaves vacuumed up in a timely manner. We ask to please be patient with the resource crew this winter/spring as they will be working hard to ensure leaves are vacuumed as time/weather allows.

**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.

Is it time to buy or upgrade your Woodhaven property?

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2026 is here, so let's celebrate! While there will be snow on the ground, especially since it started in November, there are still some green spots of nature out in the woods. In Illinois, a few species of ferns stay green even in the worst of winter weather. This includes the Christmas Fern (*Polystichum acrostichoides*). During winter, these ferns replace the water within the leaves. The replacement liquid is sugar "antifreeze" that protects the fern but also inhibits photosynthesis. This means that they are in a semi-dormant winter state. These plants will continue to stay green year-round due to this natural adaptation.



**Coming Soon!** Stop by the Nature Center during Cabin Fever on Saturday, January 31st to join us for some SNOWtacular wintertime fun! We will be open 10 a.m.-3 p.m. The day will be filled with creative crafts, wintery activities, spectacular snowflakes, and more. Further details will be listed in the Cabin Fever Leisure Times and the Woodhaven Lakes Nature Center Facebook page.

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

Are you tired of the stale indoor air that comes with wintertime? Trees and plants help clean toxins out of the air and offset pollution out in the wild, so why not add some indoor plants to your house to clean the air there?

We spend much of our time indoors today, with some studies stating that Americans spend up to 90% of their time indoors, places with little or no ventilation. Plants are a way to help clean the air naturally within our homes. Plants filter the air by absorbing carbon dioxide (CO<sub>2</sub>) and releasing oxygen (O<sub>2</sub>). They can create extra humidity if you have a drier house. Plants can also purify the air from harmful pollutants by turning them into the sugars, amino acids, and more that they use to live.

Some plants are better at air purification than others. Most of these plants are easy to find at local plant nurseries or even big box stores. The Old Farmer's Almanac lists ten of the best houseplants for helping to clean your indoor air. Many of these plants are easy to grow and some do not need lots of sun. Below is that list and a couple other possibilities.

- Spider Plants (*Chlorophytum comosum*) easy to grow and maintain. Thrive best by keeping them moist and in a semi-sunny to shady spot. Small flowers and good in hanging baskets.
- Philodendrons (*Philodendron* spp) easy to grow with fast-growing trailing vines and heart-shaped leaves. Grow well in full sun to shade if watered regularly. Heart-leaf, split-leaf and elephant ear are the best.
- English Ivy (*Hedera helix*) easy to grow, hardy plant. Need to be kept moist and in a cool space as they don't do well in high temperatures. Do well in fairly low light.



- Peace Lily (*Spathiphyllum* spp) do well in semi-shady areas and must be kept moist. Larger white flowers.
- Snake Plant (*Sansevieria* spp) also known as Mother-in-Law's Tongue. Easy to grow plant that can survive with sun to shade. Must water heavily, letting it dry out before watering again.
- Bromeliads have beautiful green foliage with bright flowers. These plants do best with bright, indirect sunlight or fluorescent office lighting. Bromeliads are drought-tolerant and need little maintenance and need good drainage.
- Dracaena come in a variety of types including cornstalk dracaena. They are easy to grow and tolerate neglect but should be kept moist in a semi-sunny to shady space.
- Weeping Fig (*Ficus benjamina*) like warm temperatures, bright indirect light, and high humidity. A little more work to care for, they should be watered with the top soil feels dry and should be misted regularly on top.
- Rubber Plants (*Ficus elastica*) a slow growing plant that can grow up to ten-foot tall indoors. Tolerates dim light and cool temperatures.
- Areca Palms (*Chrysalidocarpus lutescens*) easy to grow plant and does well at adding humidity to the air.



Other plants that would also work include:

- Chrsanthemums – a flowering plant.
- Gerbera Daisy – a flowering plant.
- Bamboo Palm – do well in low light as long as kept evenly moist.
- Aloe Vera – a succulent-like cactus that likes a warm sunny spot or indirect light.

While you'd probably need a large amount of plants to make big changes to the purifying of the air in your home, why not add a few to help make a difference. Besides purification, plants can also make us happier too!

**Nature Center HOURS :**

January Nature Center Hours: CLOSED except for Cabin Fever: Saturday, January 31, 10:00 a.m.-3:00 p.m.

February Nature Center Hours: CLOSED

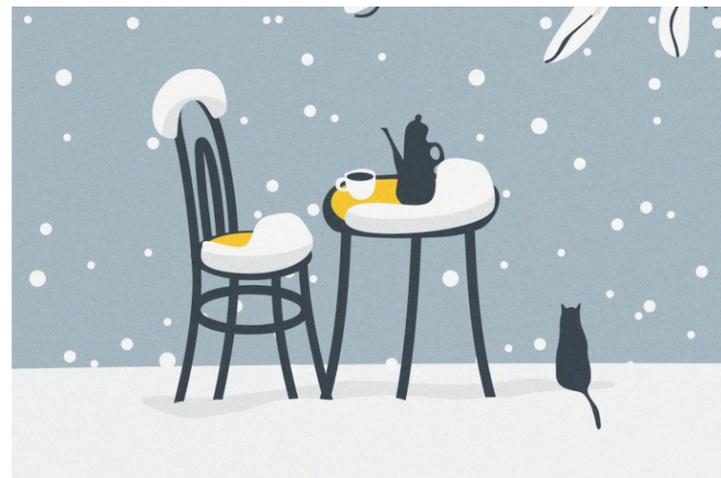
A new year is upon us. That means assessment bills will soon be arriving in your mailbox. If you have received a citation at any time prior to the date the bills are printed, it will appear on your bill as a "previous year's balance." This does not necessarily mean your payment is delinquent; in fact,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

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

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

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

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



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1922 Tower Road, Sublette, IL 61367

## OUR NEWEST WOODHAVEN LAKES LISTINGS



Sec 1, Lot 108 - \$36,000    Sec 8, Lot 89 - \$45,000    Sec 9, Lot 49 - \$57,999    Sec 17, Lot 154 - \$51,000

Sec 2, Lot 113.....PENDING  
 Sec 5, Lot 173.....CONTINGENT  
 Sec 6, Lot 19.....SOLD  
 Sec 10, Lot 202.....CONTINGENT  
 Sec 19, Lot 88.....SOLD  
 Sec 28, Lot 27.....SOLD  
 Sec 28, Lot 123.....SOLD  
**\*\*Property status as of November 1, 2025\*\***

## ALL OF OUR WOODHAVEN LAKES LISTINGS

Sec 1, Lot 49.....\$59,900	Sec 13, Lot 93.....\$34,000
Sec 1, Lot 108.....\$36,000	Sec 15, Lot 94.....\$89,000
Sec 2, Lot 16.....\$53,000	Sec 16, Lot 5.....\$38,000
Sec 2, Lot 114.....\$15,000	Sec 17, Lots 20-21.....\$75,000
Sec 2, Lot 210.....\$35,000	Sec 17, Lot 44.....\$63,500
Sec 3, Lot 71.....\$99,900	Sec 17, Lot 138.....\$75,000
Sec 3, Lot 118.....\$62,000	Sec 17, Lot 154.....\$51,000
Sec 3, Lot 166.....\$74,500	Sec 17, Lot 164.....\$24,500
Sec 4, Lot 52.....\$69,900	Sec 17, Lot 175.....\$49,900
Sec 4, Lot 120.....\$42,000	Sec 19, Lot 77.....\$38,000
Sec 4, Lot 152.....\$26,000	Sec 21, Lot 154.....\$22,500
Sec 5, Lot 50.....\$85,000	Sec 21, Lot 161.....\$93,500
Sec 5, Lot 462...REDUCED...\$42,000	Sec 21, Lot 191.....\$39,900
Sec 5, Lot 463...REDUCED...\$42,000	Sec 21, Lot 208.....\$26,000
Sec 5, Lot 464.....\$75,000	Sec 22, Lot 22.....\$29,500
Sec 6, Lot 22.....\$30,000	Sec 22, Lot 46.....\$63,000
Sec 6, Lot 66.....\$30,000	Sec 23, Lot 153.....\$49,900
Sec 6, Lot 87.....\$63,000	Sec 24, Lot 22.....\$64,992
Sec 6, Lot 126.....\$21,500	Sec 24, Lot 82.....\$45,000
Sec 7, Lot 149.....\$70,000	Sec 24, Lot 181.....\$72,900
Sec 7, Lot 155...REDUCED...\$49,950	Sec 25, Lots 30-31.....\$75,000
Sec 8, Lot 89.....\$45,000	Sec 25, Lot 37.....\$26,000
Sec 9, Lot 49...REDUCED...\$57,999	Sec 25, Lot 75.....\$58,500
Sec 9, Lot 201.....\$42,000	Sec 25, Lot 84...REDUCED...\$90,000
Sec 10, Lot 116.....\$59,900	Sec 26, Lot 185.....\$35,000
Sec 10, Lot 158.....\$119,900	Sec 26, Lot 204.....\$43,000
Sec 10, Lot 159.....\$80,000	Sec 28, Lot 60.....\$59,400
Sec 10, Lots 266-267.....\$95,000	Sec 28, Lot 93...REDUCED...\$22,500
Sec 11, Lot 229.....\$45,500	Sec 28, Lot 94...REDUCED...\$44,700
Sec 11, Lot 250.....\$69,900	Sec 28, Lot 122.....\$19,800
Sec 12, Lot 13.....\$37,000	Sec 29, Lot 233.....\$39,000
Sec 13, Lot 89.....\$27,000	Sec 29, Lot 370.....\$31,000



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# WOODY TrueValue HARDWARE

Advertised Bargains and Hours of Operation are for JANUARY Only

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

Sunday  
8 a.m.-2 p.m.

1/1 CLOSED

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

Rentals:  
Floor Care | Weed Eaters  
Appliance Dollies | Spreaders  
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 [www.facebook.com/WoodhavenLakesRealty](http://www.facebook.com/WoodhavenLakesRealty)

**NEW**

4/135	\$44,200
4/211	\$29,900
6/11	\$39,900
11/247	\$39,900
29/7	\$52,900

**CLOSED**

5/60	24/52
15/185	26/140

2/24	\$72,000
2/131	\$74,400
2/141	\$79,500
2/251	\$27,000
2/262	\$31,900
2/292	\$104,900
3/247	\$32,900
4/2	\$69,000
4/3	\$87,900
4/20	\$44,900
4/50	\$22,900
4/102	\$22,500
4/176	\$45,900

5/101	\$64,900
5/308	\$60,000
5/310	\$110,000
5/312	\$32,900
5/343	\$58,900
5/378	\$19,000
5/493	\$20,000
6/21	\$56,900
6/45	\$28,900
6/98	\$28,000
7/160	\$53,000
8/36	\$23,000
8/50	\$55,900
8/110	\$39,997
9/46	\$35,000
9/200	\$82,900
9/219	\$42,500
10/34	\$35,000
10/153	\$120,000
10/243	\$85,000
10/244	\$75,000
11/113	\$44,900
11/167	\$26,000
12/58	\$91,000
13/86	\$49,000
13/109	\$41,000
14/33	\$14,000
15/69	\$42,500

15/101	\$15,000
16/46	\$22,000
16/158	\$37,500
17/83	\$72,000
17/100	\$29,000
17/163	\$44,900
20/5	\$30,000
20/12	\$49,900
21/102	\$52,900
21/197	\$56,900
21/235	\$21,900
21/244	\$68,900
22/70	\$34,900
22/103	\$60,500
22/125	\$79,900
24/257	\$39,500
25/20	\$29,900
25/46	\$49,900
25/126	\$45,000
26/235	\$25,000
27/78	\$66,900
27/96	\$49,900
28/141	\$52,900
29/140	\$44,900
29/299	\$21,000
29/303	\$17,500



**Reduced | Contingent/Pending**

Information Last Updated 11/14/25



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

