

WOODHAVEN NEWS

MARCH '26 | VOL. 43 NO. 2

Changes coming to
the Woodhaven News!
Check out page 3



**1st Assessment Due:
March 31st, 2026**

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MESSAGE FROM BOARD



Cabin Fever Weekend has come and gone, which means we are getting closer to Spring Fling Weekend, the start of another camping season.

The Board has been meeting twice a month to prepare for the 2026 camping season. It takes a lot of work for the BOD, the Administration, and all our employees to bring it all together. I want to thank them for their hard work and dedication that keeps us the best campground

anywhere.

Here is a brief update on some of the projects currently going on at Woodhaven:

The solar project is well underway. You will see panels have been installed throughout the park and will hopefully be completed mid-summer.

The new Trailside Building construction has begun and as soon as the weather gets warmer, the project will be in full swing. It will

be nice to see the finished building during this camping season.

The Pool 2 project is moving along. The goal is to begin this fall. The details of the project will be shared as the final information becomes available.

Rules and Regulations are being reviewed, and changes have been made. They will be adopted in March and posted for everyone to see in April.

Just a reminder, the Board of Directors meetings are posted on the calendar; everyone is invited to attend and there is always a time for our Property Owners to speak.

There are less than 8 weeks to Spring Fling. Hope to see everyone then.

Daniel Rossi,

Board of Directors President

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ASSOCIATION OFFICE/ESAC Monday - Saturday 8:30 a.m.-4:30 p.m. Sunday CLOSED	LAKEVIEW Daily 7 a.m.-Dusk
WOODHAVEN LAKES REALTY Monday - Saturday 8:30 a.m.-4:30 p.m. Sunday CLOSED	CLOSED FOR THE YEAR Family Center Rec Plex General Store Pizza Plus Bait Shop Nature Center Campstove Restaurant Aquatic Facilities
WOODY'S TRUE VALUE Monday-Saturday 8 a.m.-4 p.m. Sunday 8 a.m.-2 p.m.	
LAUNDROMAT 24 hours	
PLEASE CHECK THE ONLINE FACILITY HOURS CALENDAR AT 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

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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

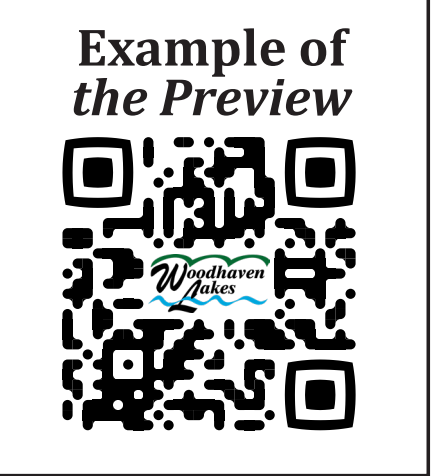
WOODHAVEN NEWS
the **PREVIEW**

Starting with the April 2026 issue, the *Woodhaven News* will see some big changes! We will be moving to a condensed, print, mailed version, called *the Preview*, which will contain the “nuts and bolts,” need-to-know info, legal notices, and quick snapshots of events and happenings.

The Preview will essentially be its namesake, a preview of the full *Woodhaven News* (which will still be published in its entirety as a digital publication). *The Preview* will also include a QR Code library to link to important online information, including the full *Woodhaven News*, event calendar, facility hours, Realty listings, and more.

The online version, the *Woodhaven News*, will continue to be the full-length, all inclusive newsletter we have always published. In fact, without page restrictions and print requirements, we will be able to include more information and photos than before! It will be accessible through our website, email list, and Facebook page as we are all used to.

While *the Preview* will continue to be mailed to the Owner of Record, the *Woodhaven News* email list is open to all - if you have not signed up to receive it in the past, you can do so with the QR code below!





As the days get longer and Mother Nature begins to sprinkle us with the first signs of spring, our thoughts begin to focus on upcoming recreational season at Woodhaven along with the return of campfires, friends, laughter, and activities and events to create lasting memories. Once again, the Recreation and Communications staff have delivered another memorable summer theme—Summer Rewind 2026. This year’s theme will take us back through the decades beginning in the 50s to provide you, your family and friends with many new bands, activities and events along with continuing to provide ongoing seasonal favorites. The party will begin with a Sock Hop Kickoff Celebration Weekend during Spring Fling on April 25-26 and continue through the summer. Check out the calendar of events on our website or mobile app or pick up a copy of the 2026 Events Calendar at the Association Office for more information.



In addition to the great schedule of events planned for the coming season, 2026 also brings the biennial Board of Directors election and several exciting building projects will either be completed or started, including the Trailside Fitness Center, solar panel building installations, and the Pool 2/Bathhouse Replacement Project.



Board of Directors Election

In 2026, Woodhaven Association will be holding an election to fill four of the seven Board of Director seats. The election process will begin in early April, which allows Board candidates most of the season to campaign and get their message and vision out to you. Board election results are announced at the Annual Meeting on Saturday, August 22, 2026. We encourage you to take time, learn about, and talk to the candidates when they are announced, and vote for the candidates who best align with your interests, views and vision for Woodhaven.



2026 – 2027 Assessments

The annual assessment invoicing process was completed, and statements were mailed out to Property Owners in mid-January. Assessment levels are set at \$1,710 for lots with sewer and \$1,580 for lots without sewer service. If you have not received an invoice from Woodhaven, please contact the Association Office in person or by phone at 815-849-5209. The January invoice will be the only notice sent prior to the March 31, 2026, due date. Reminders will be included in future issues of the *Woodhaven News* and the *Preview*, as well as the Facebook page.

The assessment invoice provides Owners with the choice of two payment options. The first is full payment on or before March 31, 2026. Owners who pay in full by this date will receive a \$30 discount on lots with sewer service or a \$25 discount on lots without sewer service.

The second option is to make installment payments with 50% of the assessment due on or before March 31, 2026, and second and third installment payments equal to 25% of the assessment due on or before May 31, 2026, and July 31, 2026.

With either option, please make sure your payment is received before the due date. Payments received after March 31, 2026, will be charged an additional late fee of \$50. For the second and third installments, payments received after the due dates will be charged an additional late fee of \$25 per installment payment.

Other News & Notes

The Trailside Fitness Center is progressing slower than anticipated with the extreme cold temperatures experienced in late January. To date, sitework has been developed, footings were poured in January and the concrete floor was poured in mid-February. We anticipate building construction to begin in late February and hope to have a completion date sometime in late spring.

Solar panel installations began and, as of mid-February, panels were installed on six of the ten buildings, including the General Store, RecPlex, Pool 1 Bathhouse, Service Center, Maintenance Building, and Family Center.

Staff have been meeting with representatives from Williams Architects bi-weekly to discuss details and develop final plans for the Pool 2/Bathhouse replacement project. The current schedule includes developing bid documents, getting project bids and Board approval in July 2026, with a construction start date sometime soon after Labor Day. If all goes well through the demolition and construction process, the goal is to have the new facilities open by July 4th weekend, 2027.

The new shade structure has been built at the Rec Plex, with the concrete floor scheduled to be completed sometime in early spring.

Maintenance staff installed a new steel roof on the Main Gate in February.

The Association Office will begin expanded hours for the season from 8:30 a.m. – 4:30 p.m. beginning March 1.



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: _____

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: \$ _____

CABIN FEVER



WANT TO BE A SECTION REPRESENTATIVE?

Want to meet more people? Want to learn more about what’s going on around Woodhaven?

Each section in Woodhaven has a section representative and an alternate representative. They attend meetings every 3rd Saturday from April through September at 9:30 a.m. at the Rec Plex. You as a Property Owner can attend these as well, or wait until your Section Representative has your section meeting. They are required to have 3 per season. It’s a great way to meet your neighbors!!

There are some sections that don’t have a representative. If you are interested in learning more about becoming a section representative for your section, or would just like more information, feel free to contact Laurie Picha at 630-842-2989 or email tnl4700@comcast.



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



MANY NEW LSV'S IN FOR THE 2026 YEAR, STOP BY OUR NEW SHOWROOM AND CHECK THEM OUT.

PLENTY OF FAMILY FRIENDLY FLOOR PLANS TO CHOOSE FROM LOOKING FORWARD TO SEEING EVERYONE!

LETS MAKE 2026 GREAT!

BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their December 9th, 2025, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the January 13th, 2026 meeting.

1. Motion was made to approve the November 11, 2025 – Board of Directors meeting minutes. Motion passed unanimously.
2. Motion was made to accept the bid from John's Service and Sales in the amount of \$16,090 for HVAC replacement in the laundromat and vacated bank space. Motion passed unanimously.
3. Motion was made to distribute 100% of the surplus of \$201,399 and allocate the balance to the Association's reserve funds. Motion passed unanimously.
4. Motion was made to accept the 26-27 annual assessment rate at \$1,710 for lots with sewer services and \$1,580 for lots without sewer services. Motion passed unanimously.
5. Motion was made to abate the RV and shed at Section 6 Lot 30 due to health and safety hazards on or after January 9, 2026. Motion passed unanimously.
6. Motion was made to abate the RV and deck at Section 17 Lot 253 due to health and safety hazards. Motion passed unanimously.
7. Motion was made to accept the recommendation for the residency case for Section 9 Lots 64 & 65. Motion passed unanimously.
8. Motion was made to accept the recommendation for the residency case for Section 29 Lot 9. Motion passed unanimously.
9. Motion was made to accept the November 6, 2025, proposal from Williams Architects for Pool 2. Motion passed unanimously.
10. Motion was made to temporarily suspend privileges for Section 2 Lot 71 until the trust is brought into compliance. Motion passed unanimously.
11. Motion was made to accept the resolution to utilize the USDA and the deer population control permits. Motion passed with 6 ayes and 1 nay.

The following actions were taken or reported by the Board of Directors at their January 13th, 2026, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the January 27th meeting.

1. Motion was made to approve the December 9, 2025 – Board of Directors meeting minutes. Motion passed unanimously.
2. Motion was made to approve the December 9, 2025 – Board of Directors executive session meeting minutes. Motion passed unanimously.
3. Motion was made to temporarily suspend privileges for Section 5 Lot 158 until the membership paperwork is completed and provided to the Association. Motion passed unanimously.
4. Motion was made to temporarily suspend privileges for Section 6 Lot 96 until the membership application is complete and provided to the Association. Motion passed unanimously.
5. Motion was made to approve the changes to the *Woodhaven News* including the *Preview* and including an ad page in the *Leisure Times*. Motion passed unanimously.
6. Motion was made to move forward with the co-op agreement with Do It Best as presented. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their January 27th, 2026, meeting:

Full meeting minutes will be posted to the Members tab on our website after approval at the February 10th meeting.

1. Motion was made to approve the January 13, 2026 – Board of Directors meeting minutes. Motion passed unanimously.
2. Motion was made to authorize Jeff to sign the OSHA settlement agreement and accept the reduction in fines. Motion passed unanimously.
3. Motion was made to temporarily suspend privileges for Section 5 Lot 121 until the proper trust paperwork is provided to the Association. Motion passed unanimously.

BOARD & COMMITTEE MEETINGS

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

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

FEBRUARY

24th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

MARCH

4th Communications Committee Meeting, Zoom 6 p.m.

10th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

24th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

APRIL

4th Facilities Planning Committee, Association Office 11 a.m.

14th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

18th Communications Committee Meeting, Assoc. Office 8 a.m.

28th Board of Directors' Meeting, NIU Naperville Campus 7 p.m.

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

NOTES FROM THE COMMUNICATIONS COMMITTEE

- **Changes to the Woodhaven News start next month! Check out details on page 3!**
- **Thinking of running for the Board of Directors? Affidavits will be available April 1st online and in the Association Office.**
- **2026 Woodhaven Lakes "Summer Rewind" Calendars are here! Pick up your copy at the office today!**



815-849-5476



*Last updated:
2/12/26*



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maryelovgren@gmail.com



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SBayron@sbcglobal.net
Se Habla Español



Nicci Leffelman
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815-501-0408
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Monday-Saturday

8:30 a.m.-4:30 p.m.

Sunday CLOSED



Discover this spacious 4-bedroom, 3-bathroom home built in 2000 that offers an exceptional blend of comfort, character, and versatility. The inviting living room features a wood-burning fireplace and soaring high ceilings, creating a warm and open feel the moment you step inside. The loft-style second floor adds charm and flexible living space, while the

full basement provides ample storage or future finishing potential. The kitchen is well-appointed with stainless steel appliances, a convenient island, and plenty of workspace. The primary suite includes a luxurious master bath with a relaxing jacuzzi tub and a separate rain shower. The home includes an attached 2-car garage and an oversized driveway with parking for at least four additional vehicles. A wrap-around porch extends to a large rear open deck-ideal for outdoor entertaining and enjoying the surrounding landscape. Adding even more value is the impressive two-story detached garage featuring a full studio apartment on the upper level. Perfect for guests, rental income, a home office, or creative workspace, this structure offers endless possibilities. A truly unique property with room to live, work, and grow-all in one place. Call for showing today before this one is spoken for. **\$279,900**

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www.facebook.com/WoodhavenLakesRealty

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WOODHAVEN PROPERTY OWNERS**



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

Some benefits of this program include:

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

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

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



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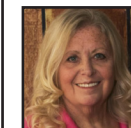
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WELCOME NEW PROPERTY OWNERS - DEC & JAN

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

Sec/Lot	Name	City/State	
3/6	IVAN & LESLIE PITA	CHICAGO	IL
4/199	MAGDALENA GORCZYCA	HICKORY HILLS	IL
16/133	PAUL ZALAZNIK	SHOREWOOD	IL
29/7	JUAN CLAS	CHICAGO	IL

CLASSIFIEDS

15/165 - Totally remodeled 12x8 shed last summer. Located at 15/165. Will move to your lot. \$3500 OBO Call Jerry and leave a mes-sage

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	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

PUBLIC SAFETY CITATIONS - DEC & JAN

Sec/Lot	Owner/Guest	Offense
17/29	Owner	Overnight occupancy without an active “IN” pass for the campsite
17/29	Owner	All persons shall comply with requests and directions from Public Safety officers
26/225	Guest	Disorderly conduct
Contractor		Use of roadways shall be restricted to vehicles with license plates
Contractor		All persons shall comply with lawful requests from PS/Woodhaven staff
Contractor		Contractors may not store more than 1 vehicle on a lot with an active permit
Contractor		Contractor Requirements: Must scan in a contractor pass

ESAC CITATIONS - DEC & JAN

Sec/Lot	Violation
1/16	Cord plugged into outlet on RV
1/34	Open between shed doors; bldg. mat – blocks
1/48	RV tip-out damaged; RV seam open; rotten wood on shed
1/70	Broken window on RV
1/73	Building materials - lumber
1/86	No permit for PM, skirting, electric, sewer
1/89	No railing on deck; bldg. materials – lumber, plywood, PVC
1/105	No registration for moped
1/106	Patio permit expired-180 days; over 400 sq ft patio
2/138	Building materials – lumber; inappropriate storage – tires
2/155	Inappropriate storage – metal frame, lumber
2/190	Room screen door damaged
2/208	Tape on RV/room connection
2/224	Shed permit expired–180 days; rotten/damaged wood on shed
2/275	Shed roof deteriorated
3/18	Building materials – blocks, lumber, plywood
3/43	Rotten wood on deck; bldg. materials – lumber
3/55	Exposed wood on shed; conduit at NEMA3 broken
3/111	Holes/rotten wood on room
3/118	No permit for locker; damaged electrical box/exposed wires
4/122	No permit for deck; over 400 sq ft deck on lot
4/145	NEMA3 box on ground; exposed wires under RV
5/425	Shed doors not closing properly; bldg. materials-timber; block
6/74	Bldg mat – patio blocks, concrete blocks, POH frame
7/35	Lights supported by trees
7/125	Outlet at seawall; rotten wood on shed
7/129	Building materials – blocks, timbers
8/7	Concrete slab on lot; building materials – blocks, snow fence
8/112	Exposed wire on screen room; rotten wood on screen room
8/128	No permit for A/C; exposed wire at A/C; RV cord into extension
8/129	Deck less than 7’ from 129/128 line
10/28	RV cord plugged into extension; rotten wood on shed
11/15	Flex line not properly installed; bldg. materials – blocks
11/43	Holes in flex line; flex line not secure to inlet
11/63	Truck registration expired 9/30/25
11/72	Building materials – lumber, misc under RV
12/46	Basketball stand next to roadway
13/86	Exposed wires to outlets under overhead
13/133	Holes/rotten wood on shed
14/46	Building materials – chicken wire, lumber, lattice
15/38	Rotten/missing wood on shed; moped reg not on file
15/173	Loose shingles on shed; inappropriate storage
15/179	Over 4” space between deck spindles; missing/damaged skirt

Sec/Lot	Violation
16/64	No registration on mopeds
16/90	Rotten wood on room; no permit for storage locker
16/104	RV pad less than 7’ from line; exposed wire; RV cord on ground
16/106	Building materials – concrete blocks, lumber
17/15	Shed damaged by fallen tree limb
17/165	Shed missing shingles; shed doors not closing properly
17/184	Debris on lot following shed demo
17/235	Rotten/missing wood on shed/room; shed door not closing
17/249	RV permit not complete – needs sketch
18/36	Rotten wood on shed; open between shed doors; tape on PM
18/60	RV missing skirting; bldg. materials – plywood, lattice
19/32	Stickers on license plates do not match plates
19/33	Building materials – misc blocks
20/5	Plastic taped to RV window; RV roof A/C cover damaged
21/98	Exposed wood on room trim
21/113	Driveway over 113/114 line
21/152	Damaged screens/curtains in portable screen room
21/154	Room missing/damaged skirting; bldg. mat – metal, misc
21/181	Inappropriate storage of RV awning
21/234	Damaged skirting around park model
22/65	Building materials – metal frame, plywood, concrete blocks
22/103	Rotten wood on shed; sections of deck behind shed
22/132	RV roof A/C cover damaged; RV awning damaged
23/129	Vegetation growing in RV/room
24/44	Registration on LSV expired 7/31/25
24/54	Damaged awning on RV tip-out
24/93	Plywood patches/damaged RV/room skirting; lights in trees
24/292	Cord plugged into exposed outlet; exposed wire to outlet
24/259	RV tip-out skirting missing; damage to tip-out floor; bldg. mat
25/97	Permit to repair shed expired; roof of shed not completed
26/56	No permit for locker; rotten wood on deck steps; no LSV plate
26/236	Building materials – shingles
27/20	PVC line not secure to inlet
27/29	Rotten wood on overhead; rotten wood on shed
27/122	Trim missing from RV door; brush pile in out lot
27/143	Side of screen room open
28/7	Over 400 sq ft patio
29/212	Building materials – lumber; blocks/pieces
29/233	Conduit not secure to NEMA3; bldg. materials – blocks
29/318	Shed less than 5’ from 318/317 line; overhead deteriorated
29/321	Exp wires on RV pad; bldg. materials – PVC, timbers, blocks
29/355	Siding missing from room; misc building materials
29/356	Shed less than 5’ from line; exposed wires; building materials

PRIME SOLUTIONS

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ROOM ADDITIONS
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- 3-Season & 4-Season Rooms
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0% APR
Up to 18 months

Explore 0% APR financing for your project

See options

*0% interest is for promotional period only

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Spring Clean Up | Fall Clean Up

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woodhaven news - march26 11

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

Registration is now open for the 2026 market season! We are looking forward to being able to host a safe and fun event for all! The dates for the 2026 season will be:

- We will accept registrations for the Open Air Market on a first come, first served basis until the spaces have been filled or until the registration deadline, Monday two weeks before the event. We are only sending one registration form, but you can also register online for all the events at: <https://woodhavenassociation.com/open-air-market/>

Children's Easter Egg Hunt

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

Owner Vs Guest

There are many terms, “Owner,” “Member,” “Owner of Record.” But many ask who is categorized as an Owner at Woodhaven Lakes?

OWNER

The **owner** is the person **who legally owns property here at Woodhaven Lakes**, meaning they are listed on both the deed to the property, **and** the Membership Papers.

- Has rights and authority over their lot
- Can make decisions about it (use it, sell it, change it, invite others, etc.)
- Examples:
 - Owner is the person or persons listed on the Deed
 - Only the name(s) on the deed are considered Owners; any other family members or spouses **not** listed on the deed are considered guests
 - Possession of a pass does not equal Ownership or equate to Ownership rights
 - An Owner can write a speak up sheet and request a response (guests may not submit a speak up sheet requesting a response)
 - An Owner can request a replacement a pass
 - An Owner is always the sole person responsible for their guest within the park
 - Only an Owner can vote or run for the Board of Directors or sit on a committee
 - Owners are also responsible for assessments, citations, etc

GUEST

A **guest** is someone whose name is **not** listed on the deed (including family members of the Owner) but are allowed access to property and amenities by the Owner.

- Owner = control + responsibility
- Guest = access only – with permission and a pass from the Owner

For more details and information on Ownership/Member definitions, privileges, rights, and duties please refer to the Covenants and Restrictions and the By-Laws. You can find both on our website under About> Membership> Governing of Woodhaven.

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.



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



CampFire Safety: Remember to never leave your camp-fire unattended, and always extinguish your campfires when turning in for the night. Never use accelerants (flam-mable) liquids to start your fire. Doing so may cause a flash explosion and bodily harm or death.

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

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

FIRE SAFETY TIPS
WHAT ARE FIRE SAFETY TIPS?

Mike Flanigan, Communications Committee

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



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

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

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

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



Taxes vs Assessments

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

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

ANNUAL ASSOCIATION ASSESSMENT

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

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

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

PROPERTY TAXES

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

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

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

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

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



Memorial Tree Program

Our Memorial Tree Program continues to blossom and we are excited to share a few changes that have come for 2026!

This year we’ve updated the Memorial Tree Program by bringing in a fresh set of tree options for both Ornamental and Hardwood selections. We’ve also made a slight adjustment to location options.

Location 1:

Pine Lake Memorial Trail, which will be highlighted on the 2026 maps, will continue to be available for the placement of Ornamental trees.

Location 2 (NEW):

You now have the option to have either an Ornamental or Hardwood tree placed directly on your lot!

As in years past, each memorial tree will include mulching, a commemorative plaque, and an initial application of deer repellent.

Planting is planned for late fall or early winter of this year, weather permitting. To be included in this year’s Memorial Tree Program, we kindly ask that completed order forms be submitted by August 25th.

The cost for this program is \$225.00. For more information or to complete an order form, please contact Kinsey or Nicci at the Association Office (815-849-5209).

Ornamental Tree Options



Crab Apple - Prairiefire



Crab Apple - Coral Burst



Redbud - Carolina Sweetheart



Redbud - Whitebud

Hardwood Tree Options



Brandywine Maple



October Glory Maple



Oak



Locust - Purple Robe

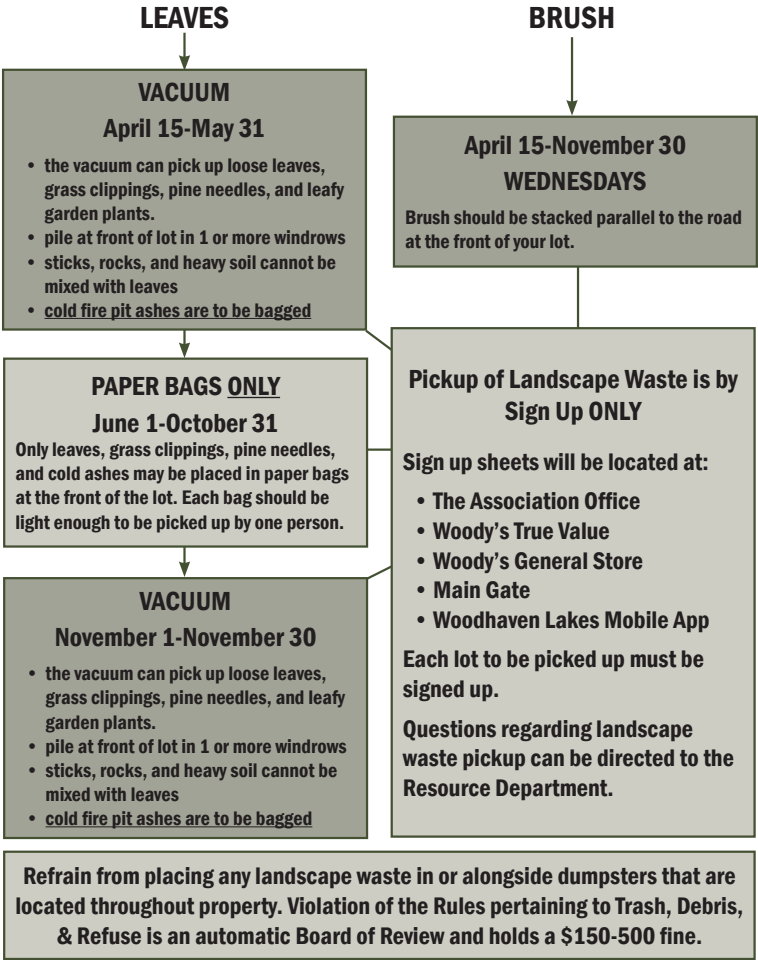
Deer count summary:

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
12/03/2025	239	275	113	Overcast, 26°, 15mph SE winds
12/17/2025	309	355	146	Sunny, 35°, 12mph WNW winds
1/07/2026	393	452	185	Clear, 46°, 9mph NW winds
1/21/2026	394	453	186	Overcast, 34°, 13mph 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.**

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.

Leaf Vacuum V.S. Bagged leaves V.S. Brush

The lot-to-lot pick up of loose leaves, bagged leaves, and brush is a service we offer here at Woodhaven. Property owners must sign up for the service they need. Sign-ups can be done at the Association Office, Main Gate, General Store, Service Center, and the Woodhaven App. With any service offered there is always a cost involved. That cost may be staff time, fuel, equipment, etc. In the Resource department we try to keep costs as low as possible by completing tasks as efficiently and effectively as possible. When it comes to picking up what may be on your lot it is ESSENTIAL to sign up for the appropriate pick up. When someone signs up, we add your lot to the appropriate list and yes, we drive to every lot on the list. The reason it is crucial to sign up for the correct item is we send different equipment to each lot depending on what is signed up for.

Leaf Vacuum – We will send a truck pulling the leaf vacuum to gather the leaves. This vehicle is used daily during the leaf vac season and is only capable of addressing loose leaves piled at the end of your lot. This service requires 2 staff to operate.

This is defined as loose leaves ONLY. They must be piled at the edge of your lot, no deeper than 10 feet wide.

Bagged leaves – We will send a 1-ton dump truck to gather the bags from each lot. This service is offered for 5 months during the summer. The vehicle sent is only capable of addressing the bagged leaves. This service requires 1 staff to operate.

This is defined as leaves bagged in approved paper landscape bags. Plastic will not be accepted. There is to be no woody debris/brush or garbage in the bags. Bags may be rejected if they contain inappropriate materials. Bags must be located at the edge of your lot.

Brush – We will send a vehicle with a woodchipper box attached to the bed. In addition, it will be pulling a woodchipper which mulches the woody debris and displaces the mulch into the chipper box on the back of the truck. This service requires 1 staff to operate.

This is defined as woody debris only (logs, branches, sticks). Please stack parallel with the road at the edge of your lot.

During the month of November, we had 78 lots sign up for “brush” pick-up. Of those lots that had signed up only 18 of them were actual brush pick-up. Which means Resource staff had to drive to 60 lots that did not contain brush, this process took 23 work hours that could be used more productively.

Is it time to buy or upgrade your Woodhaven property?



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March in Illinois can be a unique time for nature. Within the span of four weeks, from early March to late March, major changes take place. Let’s start with the ground; in early March we see mostly frozen or muddy ground and ice starting to break on ponds. In late March, we find the ground starting to thaw and the first plants starting to sprout. Differences take place in birds as well with geese and owls nesting in early March while by the end of March, blackbirds and cranes start to arrive from their winter migratory spots.



What can you do to enjoy these two opposite ends of March? Head outside and enjoy nature! In early March, look for local nature preserves and parks that are offering programs about maple syruping. Hit the road to find out more about tapping maple trees, collecting maple sap, and creating syrup. If late March is more your style, travel the trails looking for one of the first plants of spring, Skunk Cabbage. Growing in low wetland areas, this plant starts with its flower, with leaves showing up a few weeks later.

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

Why does snow matter? Living in northern Illinois, we always expect snow as a part of winter. When that first bit of snow falls to the ground and sticks, we go through a range of emotions and thoughts:

- Happiness, look at how beautiful the snow is.
- Reflection, remember that time we made a snow fort.
- Panic, how do I drive in snow???
- Fear, how cold is it outside, do I have enough clothes on...

Snow is a novelty that many enjoy for a week, then they are ready for spring, while hiding under 20 blankets and thinking “I don’t want to shovel that snow.”



Did you know that we need snow for nature and for us? While we don’t always like it, we need to appreciate snow.

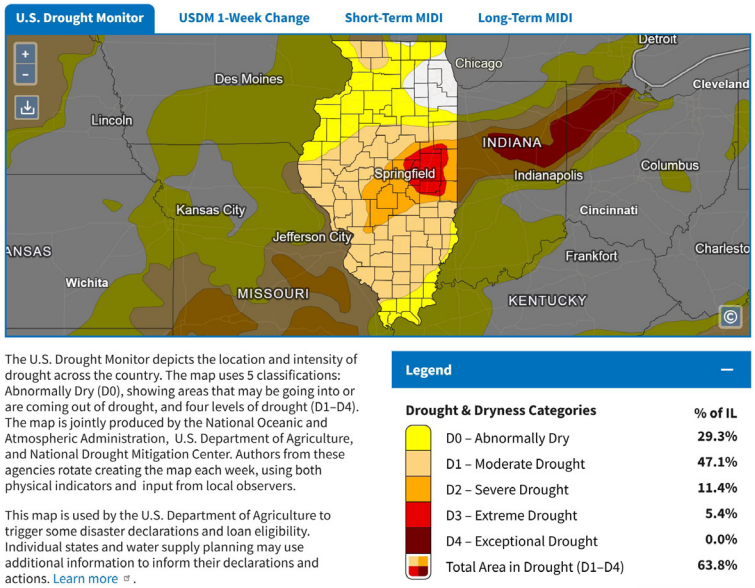
Snow is the best way to control patterns of heating and cooling over the Earth’s surface. Snow is highly reflective. During winter, the sunlight hits the snow and reflects back into space. Without snow cover, the ground absorbs up to six times more of the sun’s energy. This can lead to an earlier spring-time, which causes problems within the food chains of many animals. Scientists have seen this happen into the month of May with warblers coming back from migration only to find their food source of bugs already hatched and moved on.

Snow gives us water! It is important to the global food and water chain. Many areas receive their spring and summertime water from snowpack on mountains or large snowfalls. A lack of snow equals a lack of water and that leads to droughts. A lack of water can also cause problems for regions using hydropower as a source of energy. A 2020 published study identified snow-drought hotspots in many places, including the western United States.

Snow affects animals through migration, hibernation, and survival techniques. Some species of animals have adapted to snowy ecosystems, using the snow as camouflage. This is common in the Arctic with snowshoe hares, arctic fox, and polar bears with their white coats. Other animals grow thick, shaggy fur coats to stay warm during snowy winters. Snow also works as an insulating blanket, keeping bugs and animals underground safe from colder temperatures. Without this “blanket” the wildlife could have survival problems. Fresh, uncompacted snow typically contains 90-95 percent trapped air which mostly halts heat transfer.

One final way snow is important is recreation. Many people enjoy spending time in the snow through a variety of activities including skiing, snowshoeing, snowboarding, ice fishing, snowmobiling, and more. So, head outside today and enjoy the snow while its around!

Fun fact: Snowfall to liquid water ratios vary depending on the type of snow, from light and fluffy to heavy and wet! To make 1-inch of liquid water, on average for the Woodhaven area we would need 2-inches of sleet or wet snow, 12-inches of average type snow, and 50-inches of very dry and powdery snow!



The U.S. Drought Monitor depicts the location and intensity of drought across the country. The map uses 5 classifications: Abnormally Dry (D0), showing areas that may be going into or are coming out of drought, and four levels of drought (D1–D4). The map is jointly produced by the National Oceanic and Atmospheric Administration, U.S. Department of Agriculture, and National Drought Mitigation Center. Authors from these agencies rotate creating the map each week, using both physical indicators and input from local observers.

This map is used by the U.S. Department of Agriculture to trigger some disaster declarations and loan eligibility. Individual states and water supply planning may use additional information to inform their declarations and actions. [Learn more](#)

Nature Center HOURS :

Nature Center Hours: CLOSED

This article was originally published in the August 2019 *Woodhaven News*. Due to the importance of the information, we wanted to reiterate the information as you prepare for the construction season.

If you plan to hire a contractor for your construction and improvement projects, here are a few tips from the Illinois Attorney General’s Office:

1. Get all estimates in writing. (We cannot stress enough the importance of this step.)
2. Do not be induced into signing a contract by high-pressure sales tactics.
3. Never sign a contract with blank spaces or one you do not fully understand.
4. Remember you have three (3) business days from the time you sign your contract to cancel any contract if the sale is made at your home. The contractor cannot deprive you of this right by initiating work, selling your contract to a lender, or any other tactic.
5. If the contractor does business under a name other than the contractor’s real name, the business must either be incorporated or registered under the Assumed Business Name Act.
6. Determine whether the contractor will guarantee his or her work and products.
7. Determine whether the contractor has the proper insurance.
8. Do not sign a certificate of completion or make final payment until the work is done to your satisfaction.

These basic terms should be included in your contract:

1. Contractor’s full name, address and telephone number. Illinois law requires that persons selling home repair or improvement services provide their customers with notice of any change to their business name or address that comes about prior to the agreed dates for beginning or completing the work.
2. A description of the work to be performed.
3. Starting and estimated completion dates.
4. Total cost of work to be performed.
5. Scheduled and method of payment, including down payment, subsequent payments and final payments.
6. A provision stating the grounds for termination of the contract by either party.

In addition to the items noted, we suggest requesting references from your contractor. Remember the lowest bid is not necessarily the best bid if the materials used are not of the same quality, size, etc. as another contractor’s bid. Be sure you are comparing apples to apples.

The ESAC Office can also advise a property owner if a contractor has received any written complaints against them. The key word is “written.” Complaints made verbally or on the internet are not official and cannot be tracked by the Association. If you do have a problem with a contractor, we strongly urge you to complete a Contractor Complaint Form. While Woodhaven Association and the ESAC Department cannot be responsible for the work completed, left uncompleted or agreements made either written or implied between property owners and contractors, we will contact the contractor about the matter and place a copy of the Complaint in their file.

The more homework a Property Owner does prior to signing on the dotted line, the more likely they are to have a smooth experience with a contractor.

Curb appeal plays a critical role in selling any real estate, often forming a buyer’s first and most lasting impression. Unlike traditional residential homes, recreational properties are purchased with enjoyment, relaxation, and pride of ownership in mind. A neat, well-maintained lot signals that the property is ready to be enjoyed immediately, allowing buyers to envision themselves spending time there without the burden of immediate cleanup or repairs. Simple efforts such as trimmed vegetation, organized outdoor items, and a clean overall appearance can significantly increase interest and shorten time on the market.

Conversely, when a recreational property appears cluttered, overgrown, or disheveled, buyers often assume that poor care has been taken over time. Even if the underlying infrastructure is sound, visual neglect can raise concerns about hidden issues, deferred maintenance, or noncompliance with Association rules and regulations. These assumptions frequently lead buyers to hesitate, offer less, or bypass the property altogether. In today’s competitive market, properties that appear unkept are far more likely to linger unsold, while clean, orderly properties attract stronger and faster offers.

At **Woodhaven Lakes Realty**, we understand that presentation goes beyond aesthetics—it also includes compliance and transparency. Our brokers stay in regular communication with **ESAC** to ensure all current rules regarding property setup and use are fully understood, disclosed, and addressed prior to listing whenever possible. This proactive approach helps sellers correct or clarify any issues in advance, protects buyers from surprises, and supports smoother transactions. By combining strong curb appeal with clear compliance, **Woodhaven Lakes Realty** helps their listed properties stand out, draw serious buyers, and transition confidently to new ownership.

WOODY SAYS.....

The Woodhaven News will have a new look starting next month! Check out the details on page 3!



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OUR NEWEST WOODHAVEN LAKES LISTINGS

Sec 2, Lot 280 - \$70,000

Sec 10, Lot 58 - \$19,500

Sec 15, Lot 98 - \$18,500

Sec 21, Lot 211 - \$69,900

Sec 21, Lot 229 - \$49,900

Sec 22, Lot 46 - \$61,900

Sec 2, Lot 210.....PENDING

Sec 5, Lot 50.....SOLD

Sec 24, Lot 181.....CONTINGENT

****Property status as of Feb. 1, 2026****

OUR WOODHAVEN LAKES LISTINGS

Sec 1, Lot 108.....\$36,000	Sec 12, Lot 13.....\$37,000
Sec 2, Lot 114.....\$15,000	Sec 15, Lot 98.....\$18,500
Sec 2, Lot 280.....\$70,000	Sec 17, Lot 154.....\$51,000
Sec 3, Lot 71.....REDUCED.....\$90,000	Sec 17, Lot 175.....\$49,900
Sec 3, Lot 118.....\$62,000	Sec 19, Lot 77.....\$38,000
Sec 4, Lot 52.....\$69,900	Sec 21, Lot 154.....\$22,500
Sec 4, Lot 120.....REDUCED.....\$33,500	Sec 21, Lot 161.....\$93,500
Sec 4, Lot 152.....\$26,000	Sec 21, Lot 191.....\$39,900
Sec 5, Lot 462.....\$42,000	Sec 21, Lot 208.....\$26,000
Sec 5, Lot 463.....\$42,000	Sec 21, Lot 229.....\$49,900
Sec 5, Lot 464.....\$75,000	Sec 22, Lot 46.....\$61,900
Sec 6, Lot 126.....\$18,000	Sec 24, Lot 22.....\$64,992
Sec 7, Lot 155.....\$27,000	Sec 24, Lot 82.....\$45,000
Sec 8, Lot 89.....REDUCED.....\$44,000	Sec 25, Lots 30-31.....\$75,000
Sec 9, Lot 49.....\$57,999	Sec 25, Lot 37.....\$26,000
Sec 9, Lot 128.....\$17,000	Sec 26, Lot 204.....\$43,000
Sec 10, Lot 58.....\$19,500	Sec 28, Lot 93.....\$22,500
Sec 10, Lot 158.....\$119,900	Sec 28, Lot 94.....\$44,700
Sec 10, Lot 159.....\$80,000	Sec 28, Lot 122.....\$19,800
Sec 11, Lot 229.....\$40,000	Sec 29, Lot 370.....\$31,000
Sec 11, Lot 250.....\$69,900	

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5/356	\$59,900
5/420	\$94,000
5/493	\$20,000
6/11	\$37,900
6/21	\$56,900
7/160	\$59,850
8/110	\$39,997
11/247	\$39,900
13/38	\$22,900
13/93	\$35,900
21/102	\$52,500
22/103	\$59,500
28/38	\$75,000

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2/251	24/52
4/50	26/140
5/50	29/7
15/185	

2/24 \$68,000

2/131 \$74,400

2/141-2 \$79,500

2/262 \$31,900

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5/312 \$27,900

5/343-4 \$58,900

5/378 \$18,500

6/45 \$28,900

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8/50-1 \$55,900

9/46 \$33,990

9/200 \$80,900

9/219 \$42,500

10/153-4 \$120,000

10/243 \$85,000

10/244 \$75,000

11/113 \$42,900

11/167 \$23,900

12/44-5 \$37,900

12/58-9 \$91,000

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15/69 \$38,900

15/101 \$15,000

16/46 \$21,000

17/83 \$72,000

17/100 \$29,000

18/62-3 \$89,900

20/12 \$47,400

21/197 \$56,900

21/244 \$66,900

22/70 \$32,900

25/126 \$45,000

27/78 \$66,900

27/96 \$49,900

28/141 \$52,900

29/140 \$42,900

29/303 \$17,500

29/354 \$15,000



Reduced | Contingent/Pending

Information Last Updated 2/12/26



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 Designated Managing Broker