



*Due to the COVID-19 situation, this newsletter will take the place of the May issue of the Woodhaven News. We hope to resume regular publications for June. As always, please check our website, app, and Facebook page for up-to-date information.*

1ST ASSESSMENT DUE DATE: APRIL 30 | 2ND ASSESSMENT DUE DATE: JUNE 30



When I received the *Woodhaven News* this past March (and yes, it was traditionally late from the post office) I looked at my message to all of you and my first thought was "my how times have changed in a few short weeks." I want those times back, when I can remind you about all the fun things coming up at Woodhaven. I miss the smell of campfires and seeing families gathering around the picnic table or meeting up with friends at the Campstove Restaurant for breakfast. For now my thoughts are directed towards your health and well being, as well as our staff's.

This past month has been trying on all of us. Know that our decisions have been very collaborative and universal when it comes to the safety of our Property Owners and staff. Without this approach, we would jeopardize the health of our Association. It is not easy for the Board of Directors and the Woodhaven Management Team to make these decisions, but we do so with advisement from the authorities and our legal advisor, and above all, with the intent to address any and all issues for the whole of Woodhaven.

Our world seems like it is in a state of chaos right now, but a calm steadfast approach with consistent communication between all of us will get us through these difficult times. All of us are impacted by this chaos right now financially and emotionally. The Board of Directors and Woodhaven Management Team will be working closely together to review and evaluate our financial performance; we will continue to share those results and the impact on you, as Owners.

Let's talk about our future fun at Woodhaven. Staff is working hard on thinking through ways in which, once the limitations due to the COVID-19 start lifting, we can start introducing some of our events, probably in new, creative ways. Everyone keep your fingers crossed as we hope for improved weather and good news - stay safe and take care!

*Christine Moffett*  
Board of Directors President



## BOARD ACTION REPORT

The following actions were taken or reported by the Board of Directors at their March 10th, 2020 Meeting. Full meeting minutes will be posted to the Members tab on our website after approval at the April 14th meeting.

- Motion was made to approve the February 24, 2020– Board of Directors’ Meeting Minutes. Motion passed unanimously.
- Motion was made to uphold the Public Safety Board of Review’s Recommendation to uphold citation # 27545 as issued with a fine of \$500 for Section 15 Lot 14. Motion passed unanimously.
- Motion was made to approve the 2020 Election Schedule. Motion passed unanimously.
- Motion was made to approve the Access Control Project and quote from Sound Inc. for a total project cost of \$13,534. Motion passed with 6 ayes and 1 nay.
- Motion was made to approve the proposal from Martin & Company for the Road Culvert Replacement on Woodhaven Drive East in Section 10 for a cost up to \$15,000 and to repair the road cut as soon as possible. Motion passed unanimously.



## MEETINGS

*As always, meetings are subject to change. This is especially true with the current pandemic and social distancing guidelines. Please check the event calendar on our website, and our Facebook page, for most up-to-date information.*

### May Meetings

May 2	Facilities Planning Committee	Association Office	11 a.m.
May 16	Communications Committee	Association Office	8 a.m.
May 16	Section Representatives Committee	Multi-Purpose Room	9:30 a.m.
May 23	Board of Directors	Multi-Purpose Room	9 a.m.

### June Meetings

June 6	Facilities Planning Committee	Association Office	11 a.m.
June 20	Communications Committee	Association Office	8 a.m.
June 20	Section Representatives Committee	Multi-Purpose Room	9:30 a.m.
June 22	Board of Directors	NIU - Naperville	7 p.m.

### New Board Meeting Location

Northern Illinois University - Naperville Conference Center  
1120 E. Diehl Rd., Naperville, IL 60563

WE'D LIKE TO EXTEND A BIG "THANK YOU" TO THOSE OWNERS FOLLOWING THE STAY AT HOME ORDER - THE MAJORITY OF OUR OWNERSHIP HAVE BEEN COMPLIANT. WE ALSO GREATLY APPRECIATE THE EFFORTS OF THOSE OWNERS WHO HAVE BEEN ON PROPERTY FOR MAINTAINING & FOLLOWING SOCIAL DISTANCING PRACTICES.

# STAY SAFE & HEALTHY!

## WE LOOK FORWARD TO SEEING YOU ALL AGAIN SOON!



## A MESSAGE ABOUT YOUR ASSESSMENTS

The below release was posted to our website, Facebook, Twitter, the app, and emailed on April 9, 2020. If you have not seen this information, please consider following us on one of the aforementioned platforms, or contact the office to be added to our email list.

Woodhaven Property Owners,

As we navigate together through these unpredictable and difficult times, we understand many of you are concerned not only about your personal finances, but also with how these events might impact the financial operations of your Association.

Woodhaven is familiar with dealing with disasters—and importantly, how to reduce the financial impact and burdens on you, our Owners, in the aftermath of these events. In 2015, an EF2 tornado caused significant damage to approximately 1/3 of the property, incurring more than \$2 million in cleanup costs for the Association. Fears of how we would pay for these costs, while warranted, never materialized and we maintained a strong fiscal position throughout this time.

To put that into context with the crisis we are all dealing with today; we fully realize many of you might be dealing with financial uncertainty and hardships on a personal level.

A frequent question we've heard is, "Will we get a credit or a reimbursement of a portion of our assessments based on minimized or suspended services during this crisis?"

As we face these unprecedented challenges, a surplus is likely to occur and the re-distribution of these funds as a credit to your accounts will certainly be evaluated and considered by the Board of Directors.

In fact, there are established standards, guidelines, and requirements within the common property management industry that specify what Associations can do with surplus funds. Woodhaven follows these standards and, in the past, has re-distributed operating surpluses to reduce debt obligations, add to reserve funds, and/or apply credits to Owner accounts.

Please understand, credit amounts and distribution specifics will need to be determined based on actual financial results moving forward—which will take time to assess. It is still very early in Woodhaven's fiscal year, only nine days to be exact, to predict and evaluate how these events will impact Association operations, both in expenses and income.

Again, we recognize your concerns and ask that you trust this process by allowing Management and Woodhaven's Board of Directors to establish a fair resolution to the financial effects of Covid-19. If you are experiencing a personal financial hardship during this time, please contact the Association Office at 815-849-5209 to make an assessment payment arrangement based on your individual circumstances. As a reminder the first installment or full payment due date has been extended to April 30, 2020, and the second and third installment due dates have been extended by one month to June 30, 2020, and August 31, 2020 respectively.

We hope you; your family and friends are healthy, and you remain safe through this challenging time.

– Woodhaven Management & Board of Directors



## REVISED ASSESSMENT SCHEDULE

Due to the COVID-19 situation, adjustments have been made to the 2020-2021 Assessment payment schedule. We understand this may be a difficult time for many, and encourage Property Owners who need to make special payment arrangements based on individual circumstances to contact the Association Office by phone at 815-849-5209.

Payments can be made through the mail, over the phone by credit card, or online through our website or app. The Association Office is closed to the public through April 30 (as of the time of this publication), if you wish, payments may be deposited in the drop boxes available at both public entrances - envelopes are available; your name and section/lot should be written on the outside, as well as on the check.

<b>In Full (discount) Due April 30</b>	Sewered Lot: \$1,330	Non-Sewered Lot: \$1,210
<b>First Installment Due April 30</b>	Sewered Lot: \$680	Non-Sewered Lot: \$617.50
<b>Second Installment Due June 30</b>	Sewered Lot: \$340	Non-Sewered Lot: \$308.75
<b>Final Installment Due August 31</b>	Sewered Lot: \$340	Non-Sewered Lot: \$308.75



## 2020 BOARD OF DIRECTORS ELECTION

There are 3 Board of Directors seats open for the 2020 Election - affidavits for candidacy are available in the April edition of the *Woodhaven News*, online under Members > Forms Central > Printable PDFs, and on the app under Important Docs. Affidavits are due to the Association Office by Saturday, May 9. If you are interested in running for an open seat and have questions, please call the Association Office and Management will be happy to help you.

### 2020 ELECTION SCHEDULE

Wednesday, April 1	Affidavits available
Saturday, May 9	Affidavit deadline - 4:30, Association Office Autobiography deadline - 4:30, Association Office Position Statement deadline - 4:30 Association Office
Saturday, June 13	Election Committee Meeting - 10 a.m., Association Office Deadline for Candidate Removal from Ballot Deadline for free ad in August Woodhaven News Q & A deadline - 4:30, Association Office
Saturday, July 11	Candidates' Forum - 1 p.m., Rec Plex Multi-Purpose Room
Monday-Wednesday, July 13-15	Ballots shall be mailed between these dates
Friday, August 21	Ballots postmarked and received by Pioneer State Bank, Sublette
Saturday, August 22	Count Ballots
Sunday, August 23	August Board Meeting - Seat New Board



## FINDING INFORMATION ONLINE



Information and schedules are changing quickly and often - please reference the below list for finding information on our website - [www.woodhavenlakes.com](http://www.woodhavenlakes.com) :

**COVID-19 Related Updates:** Direct link on homepage of our website "Woodhaven's Plan and Operational Procedures in Response to COVID-19"

**Event Information/Cancellations/Changes:** Events > Event Calendar

**Facility Hours:** About > Facility Hours

**Making an Online Payment:** Green menu bar "Make a Payment" - the best and quickest option is to select the "Quick Pay" button, as opposed to logging in or setting up an account

**Board Agendas and Minutes:** Green menu bar "Members" - if you do not have a log in, you can register for one. Once on the Members homepage, select "Documents Central" on the right hand menu. Minutes are posted once approved (the meeting following), agendas are posted a few days prior to the meeting. Agendas are also posted to the Facebook page.

**Woodhaven News:** News > Woodhaven News/LT

**If you did not receive our COVID-19 updates by email, and would like to be added to the list, please let us know in one of the following ways: send an email through the "contact us" link on the website, send us a Facebook message, or call the Association Office and ask for the Marketing Department.**