

WOODHAVEN

NEWS

AUGUST 2022 | Vol. 39 No. 7

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most up-to-date information:
WoodhavenLakes.com



president's letter

The summer is quickly going by, and we are approaching the Main Event Weekend, Around the World 2022. Many activities are planned for Main Event Weekend, including the Wine and Cheese Social on Friday night, the Ice Cream giveaway, Fireworks on Saturday and the Rootbeer Float Social and the Car Show on Sunday. I look forward to seeing you at various events and hope the weather is perfect all weekend.

With the 2022 Board of Director's Election approaching quickly, ballots were mailed out between July 11-13th. We have four seats up with seven candidates running. Please make sure to cast your vote by mail or online. The Communications Committee decided to change up the Candidate Forum this year and went with a recorded Q & A candidate video and a Candidate Meet and Greet. The Meet and Greet was held on July 9th at the RecPlex, with about 40 people in attendance. The feedback received was very positive. Videos of the Candidates can be viewed on the Property Owners side of the Woodhaven website.

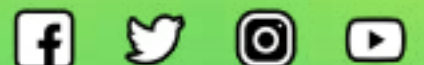
The Audit Committee has met, and we will be presenting the results at the Annual Meeting in August.

Enjoy your Summer and all that Woodhaven has to offer.

Have a great Main Event Weekend!

Daniel Rossi,

Acting Board of Directors President



management report



jeff hickey | executive director
amy ackert | g.m. administrative services
randy koehler | g.m. member services



Woodhaven Lakes—A Recreational Community

And just like that, half of the year is behind us, two summer holidays are gone and the camping season is quickly winding down. When we get to this time of year at Woodhaven, our monthly property usage audits really bring things into focus as to how certain Owners are using their recreational property.

Undoubtedly, Woodhaven is an awesome place to recreate. It was built and founded for just that 51 years ago. What Woodhaven was never intended to be is a primary or principal residence. Woodhaven's governing documents, more specifically the Covenants & Restrictions (C & Rs), prohibit the use of Woodhaven as a primary and principal residence. Although there is a specific limit of 200 overnight stays per year, the number of overnights is not the only test when determining if an Owner, or guest, is in violation of the residency covenant.

“Primary and Principal Residence” means the use of one or more Campsites by an Owner or occupant in one or more of the following ways:

1. As a domicile;
2. As a usual place of abode;
3. As a place the Owner or occupant declares is a primary residence, a principal residence or a permanent residence;
4. As a place claimed to be a residence for purposes of any of the following: enrolling a child or children in public school systems without payment of tuition, enrolling a child or children in any school, obtaining an automobile license, obtaining a motor vehicle license, registering to vote, or obtaining any governmental benefit.

Additionally, Article III - Land Use in the C & Rs explicitly prohibits the use of Campsites, or combination of Campsites, in a manner resulting in the Development being a place of a Primary and Principal Residence.

While the specifics of the definition and covenants are especially relevant to our snowbirds who may recreate in a similar facility as Woodhaven during the winter, of greater concern are those who are fully aware of the covenants, but attempt to skirt them anyway, fly under the radar, and live here year-round.

A scenario we see often is a new Owner, who purchases a Woodhaven property mid-year, falsely thinking they can stay at Woodhaven the remainder of the year, remain under the 200 overnights for that year, then have the overnight count re-set at the first of the year and stay an additional 200 overnights the following year. This level of usage is not consistent with using the property for recreational purposes only, as it clearly states in our Covenants and Restrictions.

These situations many times occur innocently enough, when an Owner sells their house with the intention of purchasing a new one in a few months and thinking they can stay here in the interim. Often, however, family, or fiscal situations change, and they become a “resident” of Woodhaven, with no other place to live. We also see circumstances where Owner’s purchase Woodhaven property with the sole intention of living here full-time, often by purchasing two sites and thinking they can split usage between the two campsites without raising any red flags.

We take this covenant very seriously, and do pursue those Owners who intentionally, or unintentionally, become a Woodhaven “resident”. As mentioned, we perform monthly audits on all Owners usage and frequently send reminder letters for those who may be reaching their yearly overnight limit

or who’s usage may indicate it is beyond the level of recreational. While we do this as a courtesy, please understand it is your responsibility to know your usage and limitations. If you have any questions, please contact the Association Office for more information or clarification.

We vigorously defend this Covenant with one goal in mind: To retain the spirit and integrity of the initial purpose of the development of Woodhaven—as a RECREATIONAL community.

2022 Annual Meeting

The Annual Meeting is a meeting of the Membership and according, to the Association’s By-Laws, is to be held sometime in August or September. All Members are encouraged to attend, but 1% of Members eligible to vote are needed to make a quorum. This is a great opportunity to learn about your Association’s operations, the actions of the Board and management, and to voice your questions, comments, or concerns. The agenda notifying the Membership of the date, time, location, and business to be discussed is printed in this issue of the Woodhaven News on page 13. The 2022 Annual Meeting will be held on Sunday, August 21st at 11:30 a.m. at the Rec Plex Multi-Purpose Room. A Board of Directors Meeting will follow the Annual Meeting at approximately 1:00 p.m.

Board of Directors Election

Campaigning for the seven candidates for Woodhaven’s Board of Directors election is now in full swing. Approximately 40 Owners joined the candidates for a Meet & Greet on Saturday, July 9 at the Rec Plex where a video of the candidates Questions & Answers was also debuted. You can view this video at Woodhaven’s YouTube page where it will remain until the election is completed.

Paper ballots were mailed out to all Owners in good standing July 11 – 13. Ballots must be postmarked and received by Election Trust in Bainbridge Island, WA by Friday, August 19. Please know, there is also an electronic voting option with instructions for voting by this method included in the ballot packet mailed.

The new Board of Directors will be seated at the Annual Meeting on Sunday, August 21.

Other News and Notes

- The Audit Committee met with representatives from Wipfli, LLP—CPAs & Consultants on June 29 to review and discuss Woodhaven’s March 31, 2022 Audit Report. The Audit Report was presented to the Board of Director’s at the July 23, 2022 Board Meeting for review and approval. A copy of the March 31, 2022 Audit Report, referred to as the “short report” will be presented to the Membership at the Annual Meeting on August 21st and printed in the September issue of the Woodhaven News.
- For those of you reading the electronic online version of the Woodhaven News, The Lee County Delinquent Tax Sale of seven (7) Woodhaven properties will be sold by sealed bid on July 29, 2022. You can pick up a bid packet at the Association Office for \$3.00 each. The minimum bid amount is \$829 and all bids must be received by July 29, along with full bid payment, to the Lee County Treasurer’s Office. Sealed bid results will be presented in the next issue of the Woodhaven News.
- We have received information from Pioneer State Bank that they are in the process of being purchased by NuMark Credit Union. The purchase is under regulatory review at this time, and we will be monitoring the situation closely. They have indicated possible completion of the transaction toward the end of this year. Our current relationships will remain until that time, and early communications indicate an intent to maintain relationships with Pioneer State Bank customers under NuMark. More information will be provided as it is received.
- The fencing and gate controls for the Unacceptable Materials Compound at the Maintenance Building are scheduled for installation in August.
- Woodhaven Lakes Realty sales levels are down slightly through the first three months of the fiscal year compared to last year, but remain above the five-year monthly sales average. Sales price to list price remains very strong at 90.21%.



CHARLIE MUIR #1
for
Woodhaven Lakes
Board of Directors
“Leadership that cares”

- Serves presently on the Board of Directors
- Serves as Secretary of the Woodhaven Association
- Serves as Chairman of the Facilities Planning Committee
- Former ESAC Board of Review B.O.D Liaison
- Property Owner since 1999
- Advocate for positive growth and fiscal responsibility
- Advocate to keep Woodhaven a premier family recreational facility
- Advocate to protect your personal investment



BRENDA STEWART
#3

Brenda Stewart | Section 5-505

-I have been a property owner at Woodhaven for 15 years. I am a widow with three adult children, Freeman (Bernie 52), Dayatra (Day 50) and Bre’anne’ (Bre 35).
-I have attended Board meetings although not as frequently in the past three years as I was caring for my aunt with Alzheimer’s until March of last year, then closing her estate.
Since I retired, I have spent time assisting with the tornado cleanup several years ago providing assistance as requested by the Rogue Angels and meeting many Woodhaven residents making new friends. I bowl two days a week and crochet gifts for friends, family and to sell.
-My career was as a Real Estate Coordinator/Property manager for 21 years at IITRI (Illinois Institute of Technology Research Institute) and later at IIT when the property was sold to the university. I attended Columbia for 3 years with a major in Fiction Writing and I am a graduate of Chicago State University’s Board of Governor’s program. I maintained my Real Estate License for over 10 years as well as my RPA (Real Property Administrator) Certification.
-My main motivation in running for the Board is to bring new perspectives, ideas, solutions and insights to the Board. I would like to find a workable solution to the “dump and fly” of “gently used” items at dumpsters, increase owner participation and communication with the board and when possible, expand a cost-efficient contractor base.
-To use common sense, be reasonably courteous, understanding, open minded and operate with integrity and respect for all Board Members as well as owners in all situations. To be curious and willing to do research any topic or situation presented to the board by both committees and owners.
-If elected to the Board I will be an individual that is open minded and willing to listen and learn from others on a daily basis.

CHRIS COLLINS
For Board of Directors
BALLOT POSITION # 2



PASSIONATE ABOUT OUR
“HAPPY PLACE”
HOME AWAY FROM HOME!

I am committed to continue
representing all Property Owners;
working with staff to ensure
Woodhaven is the premier camping
experience in Illinois!

- Current Board of Directors
- BOD Liaison Assistant to ESAC and Communications
- AORC Committee Representative
- Former Section Rep
- Property Owner since 2018 (visiting since 2005)
- Repainted Street Signs Section 12



VOTE CANDIDATE #4
David Fase Jr.



- Former member of ESAC Board of Review
- Current member of Facilities Planning Committee



VOTE: HARRY KOEPPPEL
Candidate #5



HONESTY ~ INTEGRITY ~ IMPARTIALITY

- Over 50 years at Woodhaven
- Section 5 Representative
- ESAC Board of Review
- Experienced in contract negotiation, project management, and budget development.
- Common sense approach to problem solving.



Candidate #7
Diane Connelly



for Woodhaven
Board
of
Directors

Property Owner for 38 Years
Section Representative for 20+ Years
Member of Facilities Planning Committee

Committed to making Woodhaven
enjoyable, affordable, and memorable for all!



VOTE

John Shefcik

Candidate #6

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Sheds-Decks-Room Additions
Driveways-Mini Storage
Water, Sewer & Electric Extensions



Charlie Muir **Section 8, Lots 29 & 30**

What is your main motivating factor for running for the Board?

For the past 23 years my family and I have received so much enjoyment from being Property Owners at Woodhaven Lakes. Part of the reason for this enjoyment came from the foresight and commitment of those

who have served this community over the years and worked hard to make Woodhaven the premier camping facility that it is today. With this in mind and with the certain skills that I have been given, I am motivated and also feel a responsibility to give back by volunteering my time so that this same enjoyable Woodhaven experience will be here for future generations.

What strengths would you bring to the Board if elected?

I enjoy working with people, am an encourager, result oriented, have gained knowledge over the years regarding the workings and procedures of Woodhaven, plus I have a deep passion for what we have been given here and where we are going.

As an Architect another strength is that of “details”, for me that is very important if you want to produce a quality product. At Woodhaven details are also very important when working for the members in a leadership role...whether it's in programming, contracts, property management, construction, infrastructure, employee relations or working within a budget...details are key to Woodhaven's success.

Relative to my profession, I have been able to advise the Board, Facility Planning Committee and the Woodhaven staff in ways to enhance many of our recent projects and was also instrumental in cost saving measures implemented on those projects. One example of a recent project was the pedestrian bridge at Black Oaks Lake where I was able to help staff coordinate location, design, drawings, manufacturer and installation. End result, a safe passage across the spillway for our families and a project well under budget.

What would be the top 3 things you would like to accomplish in your term as a Board Member?

- Keep the momentum going: We have just completed our Golden Anniversary with all it's activities and special events and we have seen individual properties purchased at a record pace over the past few years with a lot of new faces as a result. We have seen new programs added plus new or renovated facilities provided to meet the needs of our Property Owners. So, what now... I will continue to encourage and support our staff and committees as we all work together to maintain what we have and also build towards the future. Whether it's amenities for our owners, or initiating new programs and activities, removing debris, reforestation, upgrading our buildings, along with our infrastructure and our technology...I will support and help implement these initiatives.

- Keep Woodhaven attractive and affordable: We have in Woodhaven a pristine area of the country which includes all it's beautiful trees, landscape, lakes, and animals...nature at its best. Additionally, we have many nice buildings and amenities to serve the members, and finally we have the individual private property of the owners. My desire is to keep Woodhaven looking attractive so we can enjoy all the sights and sounds of our surroundings plus be attractive to new owners and our own future generations. Another part of Woodhaven's attractiveness has been its affordability, all this beauty for a reasonable cost, therefore I will strive to keep our assessment affordable so that we all can enjoy.
- Keep Woodhaven safe: We need to strive to make Woodhaven a Safe Haven where all its members can enjoy the facility and feel safe while being there. I will encourage the continual training of our staff, providing staff with proper equipment and further development of our security systems throughout the property. Additionally, we need to let our members know what is expected of them and their guests, encourage them to be more involved and to look out for their neighbors by reporting any unusual behavior or activity.

What do you believe your responsibilities will be as a Board Member?

- First and foremost, to represent the individual property owners at the board level...therefore, listening to the owners, soliciting input from the owners, determining a course of action in the best interest of the Woodhaven owners, and finally being accountable to the owners.
- Carry out the business of the Association. Woodhaven is its own city and needs to be run as such with professionalism. There are guidelines, rules, laws and a budget that we must adhere to.
- Support and give direction to our staff, encourage them and continue to build loyalty within our staff family...I will continue to be one of their encouragers.
- Be transparent with our owners, our staff and with other board members.
- Be truthful at all times and to perform my duties as a Director with integrity.

What previous commitments have you provided the Woodhaven Association?

- Present member of the Board of Directors
- Present Secretary of the Woodhaven Association
- Present Chairman of the Facilities Planning Committee
- Former Vice President of the Woodhaven Association
- Former ESAC Board of Review Board liaison
- Former member of the Facilities Planning Committee
- Architectural advisor to staff on multiple building projects
- Present member of the “Chapel-in-the-Woods” Committee
- (Not an official committee of the Association)



Chris Collins
Section 12, Lot 48

What is your main motivating factor for running for the Board?

I am running for the Board to help make Woodhaven a better place. It is important for us to give back to the communities where we live and to share our abilities and passions. Woodhaven represents a “happy

place” to so many owners and families we must step forward and contribute to continue the traditions for another 50 years.

What strengths would you bring to the Board if elected?

I have extensive experience in leadership, management, communication, community involvement, finance, training, and public speaking. My resume includes a 30-year career in law enforcement including a majority of time in administration. Currently I work as a trainer for law enforcement in central and northern Illinois and as a sales / customer service representative with a national software company. I have served on numerous volunteer committees at church and in the communities where I have lived. I believe I bring a measured and reasonable approach to the Board of Directors.

What would be the top 3 things you would like to accomplish in your term as a Board Member?

First I would like to see us improve our existing facilities. Complaints from Property Owners about the status and maintenance of comfort stations (especially on busy weekends) and some areas of the park are disappointing. Second, I would like to investigate increased efficiencies in spending to keep dues increases to a minimum. And third I would like to see better upkeep on individual properties that are neglected, unused, and unsightly through a more transparent and efficient ESAC Department.

What do you believe your responsibilities will be as a Board Member?

Board Members should work together to represent their fellow Property Owners; to liaison between owners and staff, and to facilitate the operations of the Association through service, cooperative decision making, and sound financial planning.

What previous commitments have you provided the Woodhaven Association?

Current Board Member; AORC Committee, ESAC liaison and Section Representative.



Brenda Stewart
Section 5, Lot 505

What is your main motivating factor for running for the Board?

My main motivation in running for the Board is to bring new perspectives, ideas, solutions and insights to the Board. Some may be accepted while many may be rejected. Additionally, to be fiscally responsible with

the Property Owners assessments knowing during leaner times we need to come up with creative solutions as to keep our spending in check and ensure assessments stay at a reasonable level for many years to come.

What strengths would you bring to the Board if elected?

I would bring my 21 years of Property Management experience, conflict resolution and life learning experience on the Board. Having not only had a career that required communication and compromise, but volunteering my time for Woodhaven to make it attractive for generations to come is a passion of mine.

What would be the top 3 things you would like to accomplish in your term as a Board Member?

First would be a workable solution to the “dump and fly” of “gently used” items at dumpsters. I also would like to implement increased owner participation and communication with the Board. Finally, if possible, expand to ensure a cost-efficient contractor base for our owned assets to ensure fair bidding on large projects and assisting in determining which projects require a contractor versus those that we could do with our existing staff during the off-season.

What do you believe your responsibilities will be as a Board Member?

I realize that I would not only need to attend and participate in discussions in the Board meetings but would also be responsible for leading a committee. To use common sense, courtesy, understanding, be open minded and operate with integrity and respect for all Board Members, committee members, staff and owners in all situations. To be curious and willing to do research on any topic or situation presented to the Board by both committees and owners. Working with the Facilities Planning Committee to learn about upcoming projects and be able to research them prior to presentation and voting on them on the same day is an example of this.

What previous commitments have you provided the Woodhaven Association?

I have not had any previous commitment to the Woodhaven Association directly. As a Property Owner I worked with the Property Owner volunteers in the tornado clean up. Over the years I have attended several committee and Board meetings. I am committed to communicating “truths” to my fellow campers when conversations with them are riddled with myths and misinformation.



David Fase Jr.

Section 5, Lot 371

What is your main motivating factor for running for the Board?

My main reason for why I want to run for the Board is that I want to contribute, and I feel that volunteering my time at Woodhaven matters, so if I get elected to the Board, I will be receptive to concerns of other property owners,

to be an avenue of communication to the Board.

What strengths would you bring to the Board if elected?

Similarly to my time on other committees, I will speak if I feel a point needs to be made about any topic, especially if I can help solve the issue or move in the correct direction. My long background being in the trades has served me well in this capacity.

What would be the top 3 things you would like to accomplish in your term as a Board Member?

- I would hope to be able to continue with the growth the Board has already seen, with the way all current members have gelled and worked together so well. Woodhaven has been the beneficiary of those successful relationships, and I would strive to see that continue.
- I would also like to potentially build or elaborate the owner interaction, not just speak up sheets (which have been helpful) but would like to see a way to enhance the process for how owners interact with the Board, in an appropriate way.
- I would like to also expand on the memorial investment in Woodhaven, along the lines of the beautiful benches, possibly brick pavers that could be engraved for a donation, in memory or celebration of someone in an area of Woodhaven that all could see and cherish for years, possibly near the Nature center? I just think the spirit of community in Woodhaven would flourish with something like this.

What do you believe your responsibilities will be as a Board Member?

I believe it's our responsibility as Board Members to be a voice for all other owners, to be approachable via correspondence and to bring those concerns back to the Board in our interactions with other Board members, and to serve Woodhaven honestly.

What previous commitments have you provided the Woodhaven Association?

I have served 4 years on the ESAC Board of Review, I was on the Board Election Committee in 2020, and am now currently serving on the Facilities Planning Committee.



Harry Koepfel

Section 5, Lot 46 & 47

What is your main motivating factor for running for the Board?

Four generations of my family have enjoyed the amenities offered here at Woodhaven. I have over 50 years of fond memories fishing, hiking, swimming, bike riding, stargazing and campfires. I have watched the facilities grow and the entertainment

change to appeal to all age groups and become what Woodhaven is today. I am retired now and I am able to offer my time and talents to the Association. My main motivating factor for running for the Board of Directors is to represent members of all ages and not just certain demographics.

What strengths would you bring to the Board if elected?

I believe my core principles of honesty, integrity and impartiality, along with my down to earth values, represent Property Owners of all generations. My common sense approach to problem solving is my greatest strength. I am not afraid to ask the difficult questions, and will seek to understand before forming an opinion. Being a woodworking business owner for many years, has afforded me the ability to effectively negotiate contracts, develop million dollar budgets and manage projects to completion.

What would be the top 3 things you would like to accomplish in your term as a Board Member?

In listening to current Property Owner's I have met, the hottest topic that I plan to address first is keeping Woodhaven affordable for all generations and income levels. As a diverse community we need to remember that not all of our Association members are currently employed. We need to come up with creative ways to keep costs down that affect our annual association dues.

Secondly, I would like to ensure that all staff members receive unified training in their respective areas. Any Property Owner should receive the same answer from all staff members in that department no matter who they speak to. The policies and procedures should be clear for each staff member regardless of their experience.

Lastly, I would like to explore the availability of WI-FI throughout the park for those who wish to have it; and better cell phone service on busy weekends. As an Association we should be talking to the various cell phone providers regarding the needed upgrade of equipment, as well as installation of new equipment to handle our cell phone use volume.

What do you believe your responsibilities will be as a Board Member?

If elected I would ensure all activities are conducted with the Property Owner's best interest in mind, not that of the Board Members. I would steer the Association toward fulfilling their mission in the most effective way; while keeping expenses within budget. I plan to offer new innovative ideas to bring more Property Owners to our piece of heaven, for generations to come.

What previous commitments have you provided the Woodhaven Association?

I have volunteered my time and talent by serving as a Section Representative for Section 5; and by serving on the ESAC Board of Review; both working hand in hand with staff and Property Owners. It's time to roll up our sleeves and not be afraid to ask the difficult questions; and seek full transparency to ensure our Property Owners' best interests are being served.



John Shefcik
Section 12, Lot 35

What is your main motivating factor for running for the Board?

Woodhaven has always been a special place for my family and me. Our parents purchased lots when we were children with the hopes that my wife and I, our children, grandchildren, great-grandchildren, and so on, would enjoy Woodhaven for years to come. Our children have all grown up enjoying the outdoors thanks to Woodhaven. Now that I am retired and have the time, I would love to have the opportunity to give something back to the place that has given my family and me so many happy memories.

What strengths would you bring to the Board if elected?

My entire adult life has been dedicated to public service. My career in law enforcement has given me an excellent track record in management, budgetary and organizational skills. It has taught me the importance of working together as a team to accomplish goals and move forward toward the future. It has given me the ability not only to lead but has taught me the importance of listening to everyone so that an educated decision can be made when tough questions arise. I believe these strengths would provide value as your Board Member. I believe the most important strength I have is my love for Woodhaven Lakes and my desire to make sure that it remains this wonderful place for future generations.

What would be the top 3 things you would like to accomplish in your term as a Board Member?

I would like to see an increase in our natural resource programs such as planting more trees, improving our open spaces, and creating wildlife sanctuaries. I would like to see more programs or opportunities for families to spend more time outdoors together and utilize those natural resources and give owners more opportunities to volunteer and strengthen our community and continue to beautify Woodhaven Lakes. I would ensure that Woodhaven moves toward the future while being fiscally responsible.

What do you believe your responsibilities will be as a Board Member?

My responsibilities are to ensure the Property Owners have a voice on the Board, to make sure that all decisions made are fiscally responsible and are in the best interest of the Woodhaven Community, and to help Woodhaven continue to thrive for the next generations to come.

What previous commitments have you provided the Woodhaven Association?

I am currently on the Finance and AORC committees.



Diane Connelly
Section 20, Lots 31 & 32

What is your main motivating factor for running for the Board?

I have been able to enjoy Woodhaven and all it has to offer for the last 38 years. It is now time for me to give back. I would like to be a part of the governing board of Woodhaven to ensure it remains the same great place I have enjoyed.

What strengths would you bring to the Board if elected?

I think the main strength I would bring to the Board comes from the 38 years I have spent here at Woodhaven. I have seen many changes over the years and think I can use that experience to help Woodhaven moving forward. We all learn from our success and failure and can apply that to what we do in the future. Also being retired, I have the time and energy to fully commit to the Board.

What would be the top 3 things you would like to accomplish in your term as a Board Member?

1. Find a way to better communicate with Property Owners. Too many people depend on social media for answers to questions or concerns and don't always get the correct response. People don't realize they can reach out to the Board for help. I would welcome open communication, especially with all the new Property Owners we have lately.
2. I believe the role of Public Safety Officers needs to be better understood. They are our first responders in an emergency, they are present at events to ensure our safety, and they patrol the property. They are here for us and should be given the respect they deserve. I would also like to see them interact more with Property Owners, not just when there is a problem.
3. I would like to see activities added for the seniors at Woodhaven. The recreation staff does an amazing job scheduling activities throughout the summer, but nothing is specific for seniors. I know an Adult Staff Coordinator has recently been added to the staff and the A+ program was started June 1st. Hopefully more things will be added in the future.

What do you believe your responsibilities will be as a Board Member?

To ensure Woodhaven is run efficiently and remains financially strong. Most importantly I need to consider all Property Owners when making any decisions. If elected by them, I have an obligation to all of them.

What previous commitments have you provided the Woodhaven Association?

Having been a section representative for over 20 years has allowed me to stay current on issues affecting property owners and to pass this information on to them. I have recently been appointed to the Facilities Planning Committee and look forward to helping plan Woodhaven's future.



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AUGUST:

SATURDAY	8 AM-11 AM
SUNDAY	8 AM-11 AM

GENERAL STORE

AUGUST:

FRIDAY & SATURDAY	8 AM-9 PM
SUNDAY	8 AM-3 PM
MONDAY, WEDNESDAY, THURSDAY	8 AM-4 PM
TUESDAY	CLOSED
8/5-8/6	8 AM-10 PM



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LAST ORDERS TAKEN 1 HOUR
BEFORE THE STORE CLOSSES

AUGUST:

FRIDAY	11 AM-8 PM
SATURDAY	12 PM-8 PM
SUNDAY	12 PM-2 PM
MONDAY, WEDNESDAY, THURSDAY	11 AM-1 PM
TUESDAY	CLOSED

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HOT SUMMER SALE

board action report

The following actions were taken or reported by the Board of Directors at their June 25th, 2022 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the July 23rd meeting.*

1. Motion was made to approve the May 28, 2022 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
2. Motion was made to approve the May 28, 2022 – Board of Directors’ Executive Session Meeting Minutes. Motion passed unanimously.
3. Motion was made to add an agenda change under H. New Business, item 1., PS BOR Case for Above Ground Contractor. Motion passed unanimously.
4. Motion was made to approve the ESAC Board of Review Consent Agenda as presented. Motion passed unanimously.
5. Motion was made to approve the Public Safety Board of Review Consent Agenda for Section 20 Lot 37: Citation # 28143 stand as issued with a fine of \$500, three passes A, B, and C should be suspended for a period of one year, and David L. Ramey should be suspended from Woodhaven indefinitely. Motion passed unanimously.
6. Motion was made to uphold citation # 28165 with a fine of \$100 and citation # 28166 with a fine of \$500 issued to Above Ground Contractor. Additionally, no new permits may be issued for Above Ground for a period of six months effective immediately. Any open permits issued to Above Ground prior to today may be completed. Upon completion of the 6 months, a one-year probation period shall commence with any violations to come directly to the Board of Directors. 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 - many meetings will continue to be on a virtual platform. Board meeting agendas will be posted to Facebook prior to each meeting.

August		
13th	Facilities Planning Meeting, Woodhaven	11:00 a.m.
13th	Communications Committee Meeting, Woodhaven	9:00 a.m.
20th	Finance Committee Meeting, Woodhaven	8:30 a.m.
20th	Section Reps Committee Meeting, Woodhaven	9:30 a.m.
21st	Annual Meeting, Woodhaven	11:00 a.m.
21st	Board of Directors’ Meeting immediately following the Annual Meeting	
September		
10th	Facilities Planning Meeting, Woodhaven	11:00 a.m.
10th	Communications Committee Meeting, Woodhaven	9:00 a.m.
13th	Board of Directors’ Meeting, NIU Conference Center	7:00 p.m.
17th	Finance Committee Meeting, Woodhaven	8:30 a.m.
17th	Section Reps Committee Meeting, Woodhaven Rec Plex	9:30 a.m.
26th	Board of Directors’ Meeting, NIU Conference Center	7:00 p.m.
October		
7th	Facilities Planning Meeting, Woodhaven	7:00 p.m.
8th	Finance Committee Meeting, Woodhaven	8:30 a.m.
8th	Communications Committee Meeting, Woodhaven	9:00 a.m.
11th	Board of Directors’ Meeting, NIU Conference Center	7:00 p.m.
15th	Section Reps Committee Meeting, Woodhaven Rec Plex	9:30 a.m.

The Communications Committee...

...encourages you to vote in the 2022 Board of Directors election!

...encourages you to attend the Annual Meeting!

...reminds owners to plan ahead for winterizing.

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AUGUST HOURS

Friday & Saturday7AM - 7PM
Sunday, Monday, Wednesday, Thursday ...7AM - 3PM
Tuesday CLOSED

2022 BOARD OF DIRECTORS ELECTION SCHEDULE		
Friday	April 1	Affidavits available on-line or at the Association Office
Saturday	May 14	Affidavit deadline, 4:30 at the Association Office Autobiographies due, 4:30 at the Association Office Position Statement due, 4:30 at the Association Office
Saturday	June 11	Election Committee meets, 10:00 am Association Office Deadline for candidate removal from ballot Deadline for free ad in August <u>Woodhaven News</u> Deadline for submitting answers to questions
Saturday	July 2	Record Candidate Questions and Answers
Saturday	July 9	Meet and Greet, 1 p.m. at the Rec Plex
M-W	July 11 - 13	Paper Ballots shall be mailed between these dates Publish Candidate Questions and Answer to membership
Friday	Aug 19	Ballots postmarked and received by Pioneer State Bank in Sublette
Saturday	Aug 20	Count ballots
Sunday	Aug 21	Annual Meeting
Sunday	Aug 21	(August Board Meeting) Seat new Board

AGENDA

Annual Meeting

Woodhaven Lakes Association
Woody Inc.
Woodhaven Lakes Realty Inc.

Sunday, August 21, 2022
11:30 a.m.

Location: Rec Plex Multi-Purpose Room

1. Call to Order

2. Approval of Minutes

3. Treasurer’s Report

4. Election Report

5. Executive Director’s Report

6. State of the Association

7. Acknowledgements

8. Member Business from the Floor

9. Adjournment

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 2019 and 2020 - 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:

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2021 Annual Meeting

Woodhaven Association | Woody, Inc.

Woodhaven Lakes Realty

August 22, 2021 | 11:30 a.m. | Woodhaven Lakes Rec Plex

Present: Ryan Grace, Laura Packwood, Ivan Martinez, Christine Moffett, Charles Muir, Dan Rossi, and Pam Smith, and Executive Director, Jeff Hickey; General Manager, Randy Koehler; General Manager, Amy Ackert.

CALL TO ORDER

The Annual Meeting was held on Sunday, August 22, 2021, at 11:30 a.m. at the Woodhaven Lakes Rec Plex. Christine Moffett welcomed everyone to the meeting.

APPROVAL OF MINUTES

Christine Moffett asked for the approval of minutes from the 2020 Annual Meeting. Ralph McCurdy 13-70 made a motion to approve the minutes, Ernie Mitchell 16-79/80 seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Laura gave a brief overview of the Association's financial position of the Annual Report. Laura referenced the Independent Auditor's Report from WIFPLI on page 13. As stated before, we had a pristine audit and there were no findings within our balance sheet. Laura referenced page 14 in the Annual Report. Our total assets for the period ending 2021 were \$33,751,415 and for the period ending 2020 were \$32,020,359. Total Liabilities were \$8,488,993 in 2021 and \$8,522,264 for 2020. Total Association equity in 2021 was \$25,262,422 compared to \$23,498,095 in 2020. The total liabilities and Association equity for 2021 was \$33,751,415 compared to \$32,020,359 in 2020. The Association is healthy and well balanced. We have a strong Association. On page 15, the consolidated statements of income and Association equity show a total revenue of \$11,520,114 in 2021 and \$10,513,724 in 2020. Operating expenses were \$9,119,954 in 2021 and \$8,183,039 in 2020. The year-end Association equity was \$25,262,422 in 2021 and \$23,498,095 in 2020. On page 16, our net cash flow from operating activities was \$4,511,797 in 2021 and \$1,357,749 in 2020. Net cash flows from investing activities were (\$520,772) in 2021 and (\$2,513,507) in 2020. The beginning balance for our cash and cash equivalents (restricted and unrestricted) was \$4,563,183 in 2021 and \$5,718,941 in 2020 and the ending balance was \$9,357,708 in 2021 and \$4,563,183 in 2020.

Richard Mull 13-74/75 made a motion to accept the treasurer's report and Dick Gobrecht 10-230 seconded. Motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Jeff thanked everyone for attending the meeting. Jeff stated Laura had reviewed some important information in the Annual Report and he encouraged everyone to read the report. Jeff introduced the staff members who were at the meeting. The Marketing/Communications staff put together the 2020-2021 Year in Review with bullet points and pictures outlining what has been going on this past year. A lot happened due to COVID and the pandemic. Many improvements were made during this time: painting, culvert replacement in section 10, Friday Night Live stage was completed, the walkway bridge over the spillway, trail improvements, and we were able to open the park and make the facilities and activities available to our Owners. The Annual Report is the consolidated version of our report. Please read the key footnotes.

Jeff explained two noteworthy items: the balance sheet on page 14 shows the cash balance changes from 2020 to 2021 were significant. We had an increase in excess of \$4 million in cash. There are two reasons why this occurred. Last year we delayed the receipt of payments for the installment of the assessments. Property values are escalating, and attendance levels have been high. The other part is the PPE loans on page 15. These have caused a huge surplus. Approximately \$920,000 is from federal programs and this will not be repeated.

The Woody, Inc. operations and Woodhaven Lakes Realty performed very well last year. The subsidized loans and strong sales resulted in our favorable outcome. The full report is posted to our website. Our five-year summary report is on page 9. The disaster recovery debt has been paid in full as of April 2021. This is three years earlier than projected.

Jeff touched on other statistics such as water use, wastewater use, Facebook likes, website sessions and downloads of the app use, WLR closings, and sale prices of lots.

Many organizations have been impacted by the events over the past year. There have been many challenges to face, and we persevered and met those challenges. Jeff is extremely proud of where we are as a community. Staff takes care in what happens at Woodhaven as do your Owners, Board, and committee members. We try to focus on the power of positivity and what is going on at Woodhaven. There are things we need to fix, address, and correct. We were unable to have a staff orientation in 2020, but we did have one in 2021. All our staff give to this organization and respond when needed.

We gave a presentation at our staff orientation on complex issues. We broke this down into a four-step process:

1. Prepare with a purpose and get ready for the season/year
2. Plan to exceed expectations
3. 90% rule – teamwork is the goal
4. Enjoy the ride – be happy and have fun

We had adjustments and changes to our aquatics department, utilities dealt with main breaks, and maintenance had to get the property put back together after storms. Jeff thanked the aquatics and recreation staff for a fantastic job on the 50th Anniversary Celebration. Jeff thanked the Board, volunteers, committees, staff, and everybody for making the Association a top priority. We appreciate the Owners and all your support. We are looking forward to 2022.

STATE OF THE ASSOCIATION

Christine thanked Jeff, on behalf of the Board, for his leadership and character. Christine stated this was our 50th Celebration and what a year! It was phenomenal. It started out with an ice storm, tree damage, the pandemic, fireworks in the winter, snowmobile racing, and lots of blasts from the past. We had great food and beer. We had multiple large events and fantastic Friday Night Lives. Woodhaven partnered with Noon Whistle for our own beer, and this took lots of extra effort. Christine acknowledged Randy and Dave Strutzel for making the beer production happen. Other highlights of the year were the fireworks over the lake, the water ski show, and all the other activities. The Recreation department had lots of free food and created lots of fun for everyone. Christine thanked Amy and Nicci for selling tickets for the Airstream raffle. Our finances are phenomenal, and our sales are phenomenal. Let's continue the recreation spirit because that is what we are all about.

ACKNOWLEDGEMENTS

Christine acknowledged all the Committees listed on page 12 of the Annual Report which included the Section Representatives Committee, ESAC Board of Review, Public Safety Board of Review, Audit Committee, Environmental Committee, Facilities Planning Committee, Finance Committee, Communications Committee, Governing Documents Review Ad-Hoc Committee, Veterans Memorial Ad Hoc Committee, and Aquatics Operation Referendum Committee.

MEMBER BUSINESS FROM THE FLOOR

Diana Owens, Section 2 Lot 32 – Diana stated staff did a fantastic job this summer and there has been more people in her section. We have so many new people at Woodhaven. People on golf carts are idiots and they are flying by. It is scary when they come around the corner in Section 2. They are up on two wheels. This is the only complaint she has, and everyone is doing a good job. She also asked if we are patrolling these drivers for drinking and driving.

Christine – Christine made a point of order, these vehicles are LSVs.

Richard Muhl, Section 13 Lots 74/75 – Richard complimented the entire Board for a good job. Also, thank you to the water department regarding his plumbing issue. They came to repair it instantly. Thank you again to the water department and for everything everyone is doing. He likes to see where his money goes.

Ralph McCurdy, Section 13 Lots 70/71 – The Board and employees are doing an outstanding job. He leaves the property early in the mornings and there have been lots of deer. He is happy to hear we have recovered from the incident in 2015. He has been here for 46 years and there are a lot more people on property today than in earlier years.

Christine – Thank you Ralph for attending every single Annual Meeting.

Frank Mucci, Section 14 Lot 2 – Regarding the Annual Report, when we have money, it is easy to lose sight of spending. It is obvious the Board and Committees have held tight to meeting their goals and how to spend money properly. He appreciates that and hopes the people following in their footsteps continue this process. The Aquatics staff is awesome, and he does not feel there are any pools that could be any safer. He has no problems with swimming there and bringing the grandkids. They are very good. He believes every committee will meet and review their action plan and discuss what they have accomplished this year and determine if they could have done something different or better, but as the user of all your services and products, he feels everything is 110% perfect. The grounds are well maintained. He appreciates everyone’s efforts put into maintaining the grounds. He hopes anyone who listens to this recording appreciates all the comments and will support the Board. Thank you.

Heather Hanson, Section 12 Lot 48 – Heather states the Public Safety Department makes everyone feel safe here. She observed this morning, two Public Safety Officers performing lifesaving measures on a family member of our park. We ask what they patrol and what they are doing and sometimes we might get asked to slow down, but she thinks we need to take a minute to recognize they are there so quickly, and they beat the fire department. Today they beat the Lee County Sherriff’s department and we really need to propose a recognition for all those first responders because they are who keep us safe, healthy, and make this such a wonderful place for us to enjoy our family. Thank you.

Laura Packwood, Section 21 Lots 93/94 – Laura extended a huge thank you to all the Woodhaven staff for the last 17 months. They have done a phenomenal job during this entire pandemic. We had tremendous challenges throughout the last two seasons and last year. You were able to accomplish a lot of things other facilities throughout Illinois were not able to accomplish. She commended the staff; without you this process would not have been able to function. Thank you to Jeff, Amy, Randy, and the entire staff. Thank you very much.

Dana Wayne, Section 5 Lot 62 – Dana mentioned not only is staff always there, but they always have a smile on their face. I feel they do not feel like they are going to work because they enjoy it so much. I have never been anywhere before where staff enjoys their job. This comes from great management and staff. Thank you for being great managers and promoting leadership. They do an outstanding job for us and many times, we as Property Owners are not that easy to deal with. Thanks for always smiling; we enjoy you.

Dick Gobrecht, Section 10 Lot 230 – Dick thanked the Resource staff, Jerry and his staff, for keeping our lakes clean. Not a week goes by, that he does not see the weed harvester out on the lakes. Jerry has expertise and he does a wonderful job. Thank you.

Dennis House, Section 8 Lot 110 – Dennis is new and purchased property this year. He bought a shed to put on his lot and first thing he was advised he only had 7-foot sidewalls and he could have had 8-foot sidewalls. The suggestion he had regarding the PPE windfall money is expanding the Wi-Fi access to the comfort stations. He came out here and his cell phone does not work. If he does not have connectivity, he believes it is from storm damage. Does anyone have an update on this?

Laura – I am not sure what cell service you have out here.

Dennis – T-Mobile.

Laura – I had Sprint and most of the people in the park had Verizon, US Cellular, AT&T, or Sprint because T-Mobile did not work. The T-Mobile towers stopped right outside the gate. When T-Mobile purchased and merged with Sprint everyone thought it would be great, but it went the other way. Over the last few weeks, I have spent in excess of 5 hours working with T-Mobile trying to get them to understand within the 61367-zip code and 61310 zip code between the months of April to October they have anywhere from 15,000 to 50,000 people at the campgrounds. People who have Sprint that are now T-Mobile lose one-third of their customer base because it is not working. If you look at your phone you are on “roaming”. When we get inside the gate, we hit roaming and we are using up the data. It does not have anything to do with storm damage. They are in the process of expanding the roaming data and bringing in more equipment in this general area. They are working on it. They just do not have a timeframe right now. I told them they are going to lose a lot of customers. This weekend it has been bouncing between AT&T and T-Mobile. It is intermittent. We need to continue to call and give them your location.

Dennis – Typically I use my hot spot, but that does not work.

Jeff – See Randy after the meeting, regarding your shed issue. The expansion is more complicated than we realize, but it is something we are considering. With regard to the PPE loans, that ultimately is going to be in your hands, as Owners. We will need to figure out how to reinvest that money. This is a surplus, and we need to figure out how to redistribute the funds. Some people will be in favor of expanding IT and others may want a Splash Pad/Park or some may want \$150 back in their pocket. That issue will be discussed/debated at the budget process. This has been an ongoing challenge for us at Woodhaven for years. There is no simple solution to the IT challenges. Thank you for your comments and welcome aboard.

Ivan Martinez, Section 21 Lots 160/161 – Kudos this season to staff involved in the purchase, promotion, and ticket sales of our Airstream trailer. It has been a fantastic piece of equipment, we have out there. We pulled it at the Mendota Corn Fest parade, and it will also be in the parade at Amboy Depot Days. When you are an Owner here, you are part of the surrounding communities. We are all one big family. Thanks to staff for promoting the Airstream. It has been awesome.

ADJOURNMENT

Charlie Muir, Section 8 Lots 29 and 30 made a motion to adjourn the Annual Meeting. Ralph McCurdy, Section 13 Lot 70 seconded. Meeting was adjourned.

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Electrical, Plumbing, Heating, General Maintenance,
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AUGUST

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY											
1 Water Fitness: P1	2	3	4	5 Kickoff Party (Pavilion) Wine & Cheese Social (LV) Water Fitness: P1 Night Swim: P1	Around the World												
		Day Camp: Super Mario Week			Open Market Farmers Market Food Fair Band: Generation Ice Cream Give Away Fireworks Water Fitness: P1 Night Swim: P1	Car Show Farmers Market Food Fair Rootbeer Float Social Aqua Zumba: P1 Night Swim: P1											
	Family Fun Night Water Fitness: P1	Water Fitness: P1	Water Fitness: P1														
8 Water Fitness: P1	9	10	11	12 Water Fitness: P1 Night Swim: P1	Cruising through China												
		Day Camp: Around the World															
	Board of Directors' Meeting 7pm Naperville Family Fun Night Water Fitness: P1	Water Fitness: P1	Water Fitness: P1			Family Movie Band: TBD Water Fitness: P1 Night Swim: P1 Aqua Zumba: P1											
15 Water Fitness: P1	16	17	18	19	Walk Like an Egyptian												
	Water Fitness: P1	Water Fitness: P1	Water Fitness: P1	Water Fitness: P1	Family Movie Band: Fossil Tonez Water Fitness: P1 Night Swim: P1	Annual Membership Mtg. & Board of Directors' Mtg. Rec Plex Multi-Purpose Room											
			Whiteside County Fair			Aqua Zumba: P1											
22 Water Fitness: P1	23	24	25	26	Luck of the Irish												
			Water Fitness: P1	Water Fitness: P1	Family Movie Band: Route 66 Water Fitness: P1	Aqua Zumba: P1											
	Water Fitness: P1	Water Fitness: P1	Water Fitness: P1	Amboy Depot Days													
29 Water Fitness: P1	30	31	JULY		SEPTEMBER												
			M	T	W	Th	F	S	Su	M	T	W	Th	F	S	Su	
								1	2	3				1	2	3	4
							4	5	6	7	8	9	10	5	6	7	8
							11	12	13	14	15	16	17	12	13	14	15
							18	19	20	21	22	23	24	19	20	21	22
							25	26	27	28	29	30	31	26	27	28	29



RECREATION & ACTIVITIES

Main Event 2022- Around the World

Come be a part of our Main Event Weekend. We'll have a dance party on Friday at the Pavilion to kick-off Main Event Weekend! Friday night will also bring back a wine and cheese social for adults 21+ at the Lakeview Building. Saturday will bring the Open Air Market, Food Fair, Family Entertainment, T-Shirt Sale, Headline Entertainment...and best of all, FIREWORKS! The good times keep on coming on Sunday with the Classic Car, Truck, and Motorcycle Show, Food Fair, Family Entertainment, and Children's Activities. Can't wait to Travel Around the World with you!

WINE AND CHEESE SOCIAL

Friday, August 5th, 6 p.m., ADULTS 21 AND OLDER

Adults will get an early start to Main Event Weekend with wine and cheese at the Lakeview Building. Come sample a variety of beverages and cheeses while enjoying the atmosphere as we take off into our Main Event Celebration! Participants must be at least 21 years old and have valid identification.

MAIN EVENT KICK-OFF PARTY

Friday, August 5th, 7 p.m.

Bring your fellow campers and jam out to some of your favorite songs! Come help us kick off the Main Event festivities, and possibly come home with a prize (or two)! All ages are welcome!

OPEN AIR MARKET

Saturday, August 6th, 9 a.m. - 3 p.m.

Our fourth Open Air Market of the year will be held during Main Event Weekend. More booths... means more to choose from! You will find a variety of wares from household goods to jewelry. Don't miss the bargains! *Main Event Open Air Market will be held on Saturday*

MAIN EVENT WEEKEND SKY DIVE SPECTACULAR!

Saturday August 6th

We've traveled around the world all summer and now the CSC sky dive team is here to show us how they travel through the sky! Make sure to join us Main Event Weekend as the sky dive team does a variety of jumps. Keep your eye on the sky as they zoom down while doing some amazing formations and tricks! More information will be available soon!

MAIN EVENT HEADLINER: GENERATION

Saturday, August 6th, 7 p.m.-10 p.m.

GENERATION brings it All to the Stage! It's a "Rock Show" of Iconic, Popular Hits Not defined by Decades... but some of the best Groundbreaking Music of our Time! Beatles to Stones...Bowie to Led Zeppelin...Aretha to Sly Stone... Songs always sure to bring Smilin' Faces in the Crowd! The Band is POWERFUL.... the Songs UNFORGETTABLE....a PEFORMANCE that makes the Audience part of the Excitement and FUN, Happening on Stage!

FIREWORKS

Saturday, August 6th, DARK

Come watch the night light up at Woodhaven's annual fireworks show! Always a favorite, Saturday night will light up starting about 9 p.m. Come to the Pool 2/Beach/Amphitheater area with blankets and chairs with all your family and friends to enjoy the show!

RECREATION

CLASSIC CAR, TRUCK, & MOTORCYCLE SHOW

Sunday, August 7th, 12 p.m. - 3 p.m.

Come see cars, trucks, and motorcycles from all eras at the Rec Plex on Sunday from 12-3 p.m. If you have a car you would like to register, forms are available at the Association Office. Previous participants should have received registration forms by mail. Remember to keep your hands off of the vehicles!

ROOT BEER FLOAT SOCIAL

Sunday, August 7th, 1 p.m.

Join us in celebrating Woodhaven at the Root Beer Float Social. We will begin serving at 1 p.m. at the Multi-Purpose Room. We will be serving a favorite from the 50's - Rootbeer Floats. We will serve until gone. Floats will be prepared by the Recreation Department, Board of Directors, and volunteers. Make sure you stop by and enjoy a tasty treat! (\$1)

WOODHAVEN LAKES 2022 AROUND THE WORLD COMMEMORATIVE T-SHIRTS

Available now at the Association Office & General Store!

“Around the World 2022” T-shirts available at the General Store and Association Office.

Prices:

Youth - \$10 Adult (S-XL) - \$12 Adult (2X-4X) - \$14



August Entertainment Schedule:

AUGUST 13TH RAY'S ROCKETS

Ray's Rockets will load up the magic bus and return to Woodhaven Saturday night, bringing along good music & good vibes & good humor, man!

AUGUST 20TH FOSSIL TONEZ

Playing hits of the 60's/70's folk rock, you won't want to miss this group!

AUGUST 27TH ROUTE 66

We are 5 guys who like to play '50s and '60s rock and some classic country and have fun in the process.

LABOR DAY WEEKEND!

September 3rd-5th

Labor Day Weekend will bring about our final summer events of the season. The Rec Staff is planning "Back to School BINGO" this weekend. Mark your calendars for Sunday, September 4th, when we host our second to last Open Market. Make sure you stop and see the variety of holiday gift ideas and decorations that will be on exhibit. Make sure you plan a relaxing visit to Woodhaven Lakes before school is back in session!

YOUTH BACK TO SCHOOL BINGO

Saturday, September 3rd

Get ready to go back to school with BINGO! Meet us at the Pavilion to have a chance to win prizes for school. You never know what you may need—crayons, paper, lunch box, a trapper keeper? See what you can win at Back to School BINGO. Age categories will be split from Kindergarten to 5th grade and from 6th grade to 12th grade. Again this year, we will have a college section! Those 18 and older with valid college student IDs can participate!

OPEN AIR MARKET

Sunday, September 4th, 9 a.m.-3 p.m.

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


LABOR DAY WEEKEND ENTERTAINMENT

Saturday, September 3rd: Audiodrive

AudioDrive is a powerful 80's Rock Band that brings one of the Best Live Shows in the region! They shine with excellent vocals, killer guitars and a thunderous rhythm section that will shake your soul! The song selection is clearly pre-meditated to satisfy the masses covering hits by AC/DC, Journey, Bon Jovi, Def Leppard, Van Halen, Poison, Whitesnake and so many more from this popular genre with sheer precision. Their sets are loaded with melodic harmonies & screamin guitars that always leave their fans wanting more.


SUNDAY, SEPTEMBER 4TH: Hello Weekend

HELLO WEEKEND is a nonstop, hit after hit, party band. They not only bring high-energy sound with Christina's heart stopping vocals, but they bring a captivating stage presence and an overall transfixing performance, the likes of which, you won't soon forget! Hello Weekend strives to keep you dancing with a wide ranging set list that covers everything from Gaga to Guns N' Roses, Bruno Mars to The Beach Boys, and their number one goal is to truly provide an unforgettable HELLO WEEKEND experience!




110 N. Main Ave. Ladd, IL 61329

Deb Schultz
VP / LOAN OFFICER
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ENTERTAINMENT SCHEDULE

August 6th (Main Event) Generation
Aug 7th (Main Event) Chicago Latin Groove
August 13th Ray's Rockets
August 20th Fossil Tonz
August 27th Route 66

Labor Day Weekend

Sept 3rd Audiodrive
Sept 4th..... Hello Weekend

welcome new property owners - june

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

Sec/Lot	Name	City	State
1/27	EDNA & MEKIAL SINGLETON	PLAINFIELD	IL
1/37	JERALD & LISA WHETSTONE	ELGIN	IL
2/104	JUAN MONTES	CICERO	IL
2/105	MARZENA & DARIUSZ SZCZYGIEL-SIKORSKI	ORLAND PARK	IL
3/117	VICTORIA DREUTH & AMBER FREEMAN	SKOKIE	IL
3/117	EBONY FREEMAN	HIGHLAND	IN
4/210	JOSE MORENO	CHICAGO	IL
5/179	JOSH & JENNIFER HENSLEY	MOLINE	IL
5/316	SHANNON & CHRISTOPHER KEITH	YORKVILLE	IL
5/482	SCOTT GOLDSTEIN	SKOKIE	IL
7/149	LEE & GAIL PETERSON	GLENDALE HEIGHTS	IL
12/3	DEREK TURNER & KATINA NEAL	CHICAGO	IL
17/3	PAM KREIS	TINLEY PARK	IL
17/222	ALEJANDRO GONZALEZ ORTIZ	MENDOTA	IL
18/65	RUTH & MICHAEL BRUTLAG	AURORA	IL
20/59	FLAVIA & BEVIN LAMB	OAK PARK	IL
22/138	ANTHONY R BURNS	PLAINFIELD	IL
26/74	JEROME JOHNSON	OTTAWA	IL
26/102	ALEX COLON & MELISSA GUERRERO	SCHILLER PARK	IL
26/222	GORDON & LISA GREEN	ELMHURST	IL
29/109	BENJAMIN ZAYAS	MAYWOOD	IL
29/154	KEN & MARGARET DIEBERT	PAW PAW	IL
29/228-9	ANTHONY CUFFAN	BERWYN	IL

section representatives & alternates

SECTION	REPRESENTATIVE	ALTERNATE
Section 1	Nancy Nieslawski	Alex Esparzal
Section 2	Pat Sirbas 2/279	Jane Elliott 2/216
Section 3	Maria Dellegrazio 3/68	Judy Gonzalez 3/91
Section 4	Marian Schuetz 4/69	Gregg Swanstrom 4/183
Section 5	Marcia Kosowski 5/229	Diane Koeppel 5/46
Section 6	Michael Flanigan 6/6	Pat Winters 6/143
Section 7	Karen Larson 7/194	Lee Patterson 7/6
Section 8	Linda Smith 8/31	Mary Muir 8/30
Section 9	Jack Meyers 9/88	
Section 10	Bob Palatine 10/284	Tony Lona 10/219
Section 11	Dawn Anama 11/202	Rose Galaza
Section 12	Heather Hansen 12/48	
Section 13		
Section 14	Jeraldine Elliott 14/63	
Section 15	Nancy Jackson 15/104	Elaine Ayers 15/61
Section 16	Ernest Mitchell 16/79-80	Richard Ziegenfuss 16/133-4
Section 17	Jose Navarro 17/143	Darlene Singleton 17/8
Section 18	Rosemary Colness 18/18	Joanne Lencki 18/95
Section 19	Karmi Temple 19/26	
Section 20	Diane Connelly 20/32	
Section 21	Todd Moffett 21/86&174	Shaunta Stocking 21/251
Section 22	Kathy Brush 22/153	Kim Gibas 22/104
Section 23	Brenda Kriss 23/104	Rita Olsen 23/48
Section 24	Laurie Picha 24/9	Marisa Chavez 24/77
Section 25		
Section 26	Angel Flores 26/119	
Section 27	Charlene Hill 27/114	
Section 28	Donna Strake Hoffman	
Section 29	Christine Pontrelli 29/153	

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esac citations - june	
Sec/Lot	Violation
1/147	Damaged siding on room; bldg mat – blocks, roofing, plastic
2/10	Building materials - blocks
2/21	Exposed wire under RV; trim missing from RV door
2/181	Cap on PVC not secure; tape on RV seam; bldg materials
2/247	Exposed outlet on RV; damaged outlet at lift station
2/271	Tape on sewer line; bldg mat – lumber, timbers, pallets
3/46	Sheds exceed 9' height
3/178	Rotten wood on shed; shed door not closing
3/179	Fire pit 2' from line; shed door not secure; shed seam open
4/22	Shed damaged by fallen tree; bldg materials – blocks
5/186	Shed roof deteriorated
5/427	Rotten wood on shed; open around shed door
6/49	Tape on RV window; loose tape on damaged RV service door
6/85	Boards securing RV door; RV roof A/C damaged
7/152	No face plate/damaged cover on NEMA3
9/15	Overhead attached/supported by shed
10/187	Room/deck skirting damaged; exposed wire; bldg material
10/188	Hole/rotten wood on shed; shed roof deteriorated
10/193	Broken window in room; bldg materials – blocks, bricks, lumber
11/109	Damage to RV/room – animal infestation; exposed wire
11/174	Shed door not closing properly
12/46	Hole in sewer cap; RV awning on ground
13/38	Miscellaneous debris on ground
14/82	RV less than 7' from 82/83 line; RV seam open; awning damaged
14/98	Building materials – patio blocks
15/16	Building materials – lumber
15/93	Plywood on roof of RV
15/99	Open area above door of shed
16/90	Rotten wood on room
17/2	No permit for patio; extension cord plugged in; bldg materials
17/85	Bottom trim missing from RV door
17/90	Hole in wall/soffit of room
17/154	PVC sewer inlet damaged; spray foam on shed
19/77	Extension cord running to both sheds; exposed wood on sheds
19/82	Shed door not closing; open on side of shed; hole in outlet
21/153	Exposed wire on RV cord; NEMA3 not set; LP/fire pit less than 20'
21/179	Rotten wood on shed; interior chair on deck; fire pit debris
23/94	Rotten wood on shed; hole in PM soffit; skirting damaged
23/184	Exposed wires; hole/rotten wood on shed; bldg materials
24/193	Broken window on RV
24/194	Exposed wires under overhead
25/120	Plastic baskets on RV roof vents
26/36	Driveway and timbers over property line
26/139	Building materials – blocks, lumber
27/21	Registration on motorhome expired 12/31/21
27/36	Rotten wood on room; RV door not secure; inapp. Storage
28/121	Items stored in dog run – misc lumber, wheelbarrow
29/38	Culvert damaged; bldg materials – railroad ties
29/88	Registration on motorhome expired 12/31/21
29/94	Lights in trees
29/167	Hole at top of shed door; RV skirting not set
29/187	Rotten steps into RV; rotten wood on shed; damaged light on RV
29/252	Broken window on RV; RV seam open; tape on RV door

public safety citations - june		
Sec/Lot	Owner/Guest	Offense
4/100	Owner	Speeding 32 mph in a posted 20 mph zone
6/18	Guest	Disorderly Conduct
6/18	Guest	Criminal Trespass to real property
6/172	Owner	Speeding 34 mph in a posted 20 mph zone
6/172	Owner	Duty to Cooperate with Public Safety Officers
10/195	Owner	Illegal Transpiration of alcohol
10/195	Owner	Driving under the influence of intoxicating alcohol
17/156	Owner	Speeding 36 mph in a posted 20 mph zone
17/145	Owner	Speeding 31 mph in a posted 20 mph zone
17/278	Owner	Duty to Cooperate with Public Safety Officers
17/278	Guest	Driving on a Suspended License
17/278	Guest	Public Nuisance
17/278	Guest	Duty to Cooperate with Public Safety Officers
17/278	Guest	Disorderly Conduct
21/103	Guest	Disorderly Conduct
21/103	Guest	Criminal Trespass to real property
21/111	Owner	Disorderly Conduct
24/36	Guest	Speeding 31 mph in a posted 20 mph zone
24/36	Guest	Failure to have a driver's license while driving
29/367	Owner	Reckless driving
29/367	Owner	Failure to Comply
29/367	Owner	Illegal Transpiration of alcohol
29/367	Owner	Failure to Comply
29/367	Owner	Driving under the influence of intoxicating alcohol



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AQUATICS

Facilities & Hours



Pool One

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

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



Pool Two

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

**Closed May 31-June 4 & June 6-10

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



Beach

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

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

**Aquatics Hours applicable Memorial Day Weekend - Labor Day Weekend (Subject to change)



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AUGUST

5th | Amboy Education Foundation 1 p.m.

6th | Ladies Rock River Classic at SHADY OAKS..... 8 a.m.

7th | Ladies Rock River Classic at SHADY OAKS..... 8 a.m.

12th | Early Years Academy 9 a.m.

14th | Senior Rock River at SHADY OAKS..... 8 a.m.

21st | 75 and Over..... 8 a.m.

26th | Dinges Fire..... 10 a.m.

**Woodhaven Property
Owner Spring Rates
OPEN - May 19**

Monday-Sunday

- 18 Holes for w/ Cart \$17
- 9 Holes for w/ Cart \$11

**Annual Fee for handicap system
\$6 per person

**Woodhaven Property
Owner Summer Rates
May 20 - Sept. 1**

Monday-Friday

- 18 Holes for w/ Cart \$18
- 9 Holes for w/ Cart \$12

Saturday-Sunday

- 18 Holes for w/ Cart \$28
- 9 Holes for w/ Cart \$17

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ESAC Corner

SUE MCGRAW, ESAC MANAGER

ESAC Correspondence

Property Owners often ask why we send a letter noting violations instead of calling or emailing the information. Per Woodhaven's Rules and Regulations, Article VII, Section 5 – Violations/Inspections: Inspections of Campsites may be conducted by Association personnel or authorized agents of the Association. Any violations found at the time of inspection will be recorded in the Member's files. A written notice identifying the violations(s) will be mailed to the Member at the last known address in the Association's records.

As noted, we are bound by the Rules and Regulations to notify Property Owners via mail. That being said, should a Property Owner request that we also contact them by email, we will make every effort to do so; however, due to the volume of correspondence generated by our office, this will not always be possible.

Article VII, Section 5 further notes: "The member will have thirty (30) days to submit plans for removal or reconstruction of the violation into a conforming improvement." The bottom of every violation letter reads: "The issue noted needs to be addressed within 30 days of the date of this letter. If you are unable to comply within 30 days, please contact the ESAC Office at 815-849-5209 ext. 130 to discuss your plans for compliance and a possible extension." It is important to note, if you are unable to rectify the violation noted within 30 days, to call our office to discuss the issue. We understand life happens outside of Woodhaven and will provide additional time to bring your property into compliance, if needed.

The ESAC Office performs follow-up inspections on properties that have received notifications approximately 30 to 45 days after the date of notification. If the Property Owner has not contacted our office to request an extension and the violation is still noted on the property, a citation can/will be issued. The inspection process will proceed every 30 to 45 days with citations continuing to be issued until the property is brought into compliance or a fourth Citation is issued. A fourth citation is automatically heard by the ESAC Board of Review and can carry a fine up to \$500 and suspension of privileges.

Should you receive a notification you believe may be referencing a different lot, please contact the ESAC Office as soon as possible so we can verify the information and correct our records. We are human and unfortunately mistakes of this nature do occasionally occur.

It is also important to make sure you have the correct contact information on file with the Association, as that information is used to generate our correspondence. We have had Property Owners who have neglected to change their address with the Association and have received multiple fines because they were not getting the information.

The most important thing to remember is to keep the lines of communication open with our office to avoid receiving a citation. Our goal is compliance, not to be punitive and we are here to help Property Owners as much as possible.

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Local Highlights: Lee County 4-H Fair

BONITA WILLIS, WOODHAVEN LAKES REALTY, INC

What says welcome to the country more than a county fair? Well, you are in luck because Lee County’s 2022 4-H Fair and Jr. Show is right around the corner. Many of you drive right past the fairgrounds all summer long, but you will want to be sure to stop in the weekend of July 28th thru July 31st. It is four days of fun, games, displays, animals, pets, food, and memories that last a lifetime.

Talk to the exhibitors, or their parents, grandparents, and friends and most of their best summer memories come from “the fair”. 4-Hers spend all year preparing their projects by going to monthly club meetings, brainstorming on arts and crafts project ideas, feeding and grooming livestock, or planting and cultivating crops. They learn valuable skills through these preparations that will be with them for a lifetime. And the fun and memories that are made last just as long.

If you are fortunate enough to enjoy the fair you will be able to speak to 4-Hers that have, for the most part, taken up residency at the fairgrounds for the weekend. They are there to display their arts and crafts and show their livestock. The livestock stays on the grounds all weekend and must be tended to, through what always seems to be the hottest weekend of the summer. The exhibitors will not just be feeding and watering, but likely grooming their animals to look their absolute best. You’ll find goats freshly shaved, cattle that have been recently washed and blown-dry and horses with braids that Bo Derek would envy.

You can watch the shows, stop and talk to a 4-Her about their projects, or enjoy any of the other great activities the Lee County Fair Board works on all year to organize. This year you can watch a dance recital, grab a delicious pancake breakfast, or pork-chop dinner, enjoy a traveling magic show, donkey races or even partake of the ultimate in county fair entertainment – a tractor pull or rodeo.

The local 4-Hers belong to clubs all over Lee County and aside from the responsibilities of their individual projects, they also have responsibilities to the fairgrounds and county sponsored activities and facilities. They help to set-up the exhibit hall and livestock barns earlier in the week, take turns working the food stand, help maintain the restrooms and help to clean the facilities after Sunday. Many clubs have helped during the year as well, by painting, pulling weeds, planting flowers and other ways to maintain the grounds for all to enjoy. These are all responsibilities that play into the essence of its members as all 4-Hers pledge their head to clearer thinking, their heart to greater loyalty, their hands to larger service and their heath to better living, for their club, their community, their country, and their world.

Be sure to come join in that amazing world at the Lee County 4-H Fair and Jr. Show, July 28 – 31st, 1196 Franklin Rd., Amboy: just off rt. 30 at Rt. 52.



JULY 28-31
2022 LEE CO. 4-H FAIR
& JR. SHOW

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resource news



jerry corcoran | resource manager

Aquatic Vegetation Control on Our Lakes

Over the course of the season, we take steps to control the aquatic vegetation found growing in our lakes. The extent of control continues to be a controversial subject because each lake user has a different perception of the extent to which the aquatic vegetation should be controlled. The range of control from lake users can be from absolutely no control to elimination of all aquatic vegetation in each lake. On our lakes, these two extremes are not healthy for the lakes. The goal set for our lakes is to maintain a reasonable level of control that allows for the designated recreational uses of the lakes during the season.

In order to achieve this goal, aquatic herbicides and algaecides are used in conjunction with the aquatic plant harvester and manual removal in select locations. Herbicide and algaecide treatments generally begin in late April/early May given weather conditions are conducive to these. Aquatic herbicides target species of rooted aquatic plants which manufacturers recommend a water temperature of 60-degrees F to ensure effective control of the vegetation targeted. This temperature is normally hit during early May. Algaecides are used to kill various species of algae including filamentous, planktonic and Chara. Chara species resemble rooted plants in that they attach to the bottom where they grow throughout the season.



Figure 5. Here is an image of what filamentous algae looks like when pulled out of the water. It is also referred to as pond scum or moss. A chemical algaecide is used in the control of filamentous algae.

There are many factors to consider when deciding on the best option for controlling aquatic vegetation. One of the most important factors for determining the degree of herbicide usage during the season is the amount of oxygen found in the water column. In the spring of the year, lakes generally hold the greatest oxygen levels. Colder water has a greater oxygen holding capacity. As the water warms, the amount of oxygen in the water column decreases.

Oxygen levels are important, as you may know, for the fish and other aquatic life to sustain themselves in a healthy manner. Herbicide treatments are intended to kill the targeted plants and algae, which then sink to the bottom of the lake to decay. During the decay process, organisms breaking down the dead plant and algae material utilize oxygen in the process taken from the water column. Due to the large amount of material decaying, an above normal level of oxygen is utilized from the water column. Therefore spring/early summer as opposed to mid to late summer is a better time for treating the aquatic vegetation. With higher levels of oxygen found in the water column in the spring, there is less risk of a fish kill occurring as a result of controlling the aquatic vegetation. Knowing how much area and when to treat is very important in avoiding a fish kill when temperatures are higher during the summer period.

Though the aquatic plant harvester is used throughout the season, it is

during the summer period that the aquatic plant harvester is most crucial to the plant management program (Figure 6). Warmer water conditions mean less oxygen in the water column thus an increased risk of a fish kill if too large of an area is treated with herbicides. At this time of the season, much smaller areas are treated using herbicides. Often, the plant harvester is used to remove a significant portion of the plants and algae from an area prior to initiating an herbicide treatment. With a portion of the plants removed through harvesting and reducing the scope of the treatment, the chances of a fish kill are greatly reduced while opening areas of the lake had become overgrown with aquatic plants.



Figure 6. Woodhaven's aquatic plant harvester out on one of the lakes removing vegetation.

One of the drawbacks to using the harvester is the amount of plants cut that float around the lake. Often these cuttings accumulate opposite the direction of the wind. Periodically in the season, when wind conditions are right, the harvester operator is directed to specifically target these areas for removal of the accumulated vegetation. It is much more efficient to remove vegetation when concentrated in an area.

Even the best aquatic plant management plans succumb to many uncontrollable factors most of which are weather related. For instance, extended cloudy, cool weather with frequent rains delays being able to start early on controlling the aquatic plants and algae as we had this past spring. As you recall earlier in this article, treatment should not begin until water temperatures reach the 60-degree mark. The plants and algae continue growing but not as fast under cloudy cool conditions though water temperatures are too low to begin chemical treatments. Suspended sediment brought into the lake by heavy spring rain is not favorable for treating with herbicides. The suspended sediment inactivates the herbicide used on our lakes; thus, a waiting period must follow a heavy rain event for the water to clear. Suspended sediment also transports nutrients into the lake that continue to fuel excessive plant and algae growth during the season. Another risk related to the weather is timing of an application. An application made on a "perfect" day but followed by heavy rains or extended cloudy, cool weather reduces the effectiveness of the herbicide due to dilution.

There are 'new' aquatic invasive species threatening our lakes, Hydrilla and Starry stonewort. Hydrilla, an aquatic plant once considered a southern U.S. problem species, has now been found in some Midwestern states including Indiana and Wisconsin over the past few years. This aquatic plant is recognized as one of the world's worst weeds (Figure 7). Starry stonewort (Figure 8) is another species that has been found in Michigan, Indiana, and Wisconsin. This is a species of algae like our Chara but much more prolific. If either is introduced into our lakes, they could cause greater problems than we are currently dealing with as both can grow very fast! To prevent it from coming into our lakes, I am asking all water enthusiasts to thoroughly inspect your watercraft when leaving bodies of water in other areas and states to stop these 'hitchhikers'



Figure 7. A picture of the Hydrilla plant. It resembles our native aquatic plant elodea. Hydrilla is very aggressive once in a lake or pond. Please keep a lookout for the Hydrilla plant.

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from entering our lakes. This plant is not the only invasive threatening lakes and rivers throughout the Midwest.



Figure 8 shows the highly invasive species starry stonewort native to Europe and Western Asia.

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- Respects Property Owner rights.
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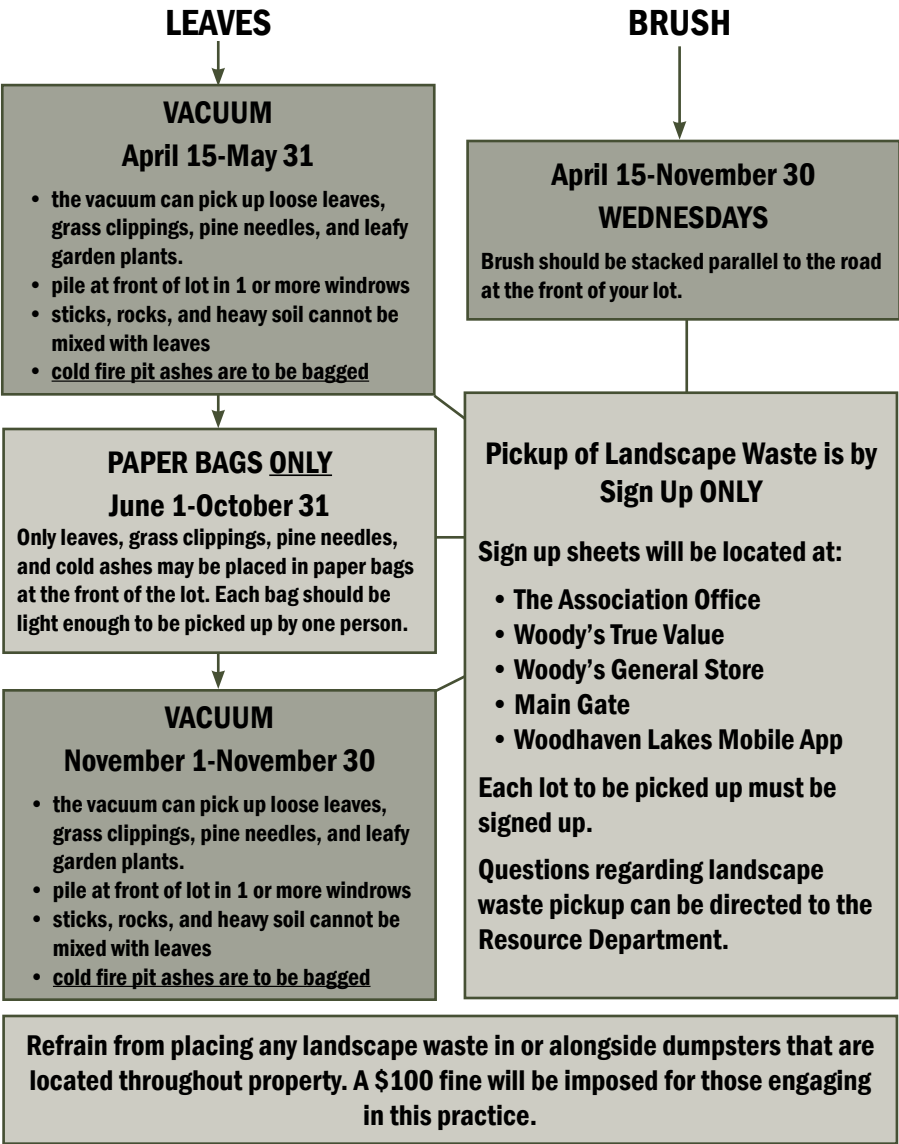


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LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE



2022 Catch Limits

Largemouth Bass	14" Minimum Length Limit
* recommended voluntary catch & release	1 Fish Daily Limit per Lake
Walleye	2 Fish Daily Limit
	16" Minimum Length Limit
Channel Catfish	4 per Day
Crappie	15 per Day
Trout	3 per Day
Bluegill & Redear Sunfish	No Limits
Bullhead	No Limits
Common Carp	No Limits (Do not release to water)
Grass Carp	RETURN TO LAKE!

*Notes:

- A minimum length limit indicates that fish taken and not returned to the lake are required to be equal to or larger than the stated length. All fish less than the stated length shall be returned to the water being fished.
- A daily limit will pertain to the lake being fished. Anglers will not be allowed to have in possession more than the state limit on any given lake.

NO MINNOWS ALLOWED AS BAIT

Woodhaven Lakes Realty

Woodhaven purchases can be very straight forward and close smoothly with little to no questions to be answered, and that is the scenario we at **Woodhaven Lakes Realty** always aim for. One of the things that can stir questions or confusion is the personal property vs. real estate values in our transactions. Most of our transactions include both types of property.

The classification of these two types is steered by our real estate tax assessments. Lee County considers the land to be the obvious and prevalent piece of real estate. However, they also consider room additions and covered, or enclosed decks to be real estate. When a property has either of those structures present their value adds to the overall assessed real estate value of the property. When **Woodhaven Lakes Realty** prepares our closing documents, we address them both.

As Woodhaven Lakes Realty obtains a listing, we discuss both with our clients in detail, and ask them to in turn share as many details as possible, about each. When we advertise, we like to include all details, of both real and personal property. The same goes for our offers and ultimately the conveyance of property.

At the time that offers are written through **Woodhaven Lakes Realty**, there is a specific article on our contracts to address all personal property being conveyed. Not all personal property is automatically included in the sale, so it must be detailed exactly so all parties are aware of the complete list of inclusions. This may be decks, sheds, furniture, appliances, LP tanks, fire pits, firewood, boats, scooters, lawn equipment and furniture, and of course all RVs (pop-ups to park models).

At the time of closing there are different documents that transfers each type of property. **Woodhaven Lakes Realty** works with local legal agencies to be sure the documents are prepared and processed appropriately.

If at any time during your buying or selling process, you have questions about any of this you should ask your broker for further clarification. The goal of **Woodhaven Lakes Realty** is to provide a clear and timely sale in which our clients are provided the utmost ethical detail, to be sure they understand every step of our process and come out on the other side of the closing knowing they were the most important element of the transaction.

Should you have questions about real estate vs. personal property please call **Woodhaven Lakes Realty** at (815)849-5476, Monday thru Saturday 8:30 to 4:30 or Sunday 10-2

www.woodhavenlakes.com/wlri



815-849-5476

woodhavenlakes.com/wlri

Monday-Saturday | 8:30am -4:30pm

Sunday | 10am-2pm

please call for an appointment

Find us on [realtor.com](https://www.realtor.com) | [trulia.com](https://www.trulia.com) | [zillow.com](https://www.zillow.com)

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Dixon Farmers Market	Haymarket Square, Dixon	Wednesday & Saturday
Dixon City Market	Dixon Riverfront	Wednesday
Farmers Market	H.I. Lincoln Building, Franklin Grove	Saturday

OUTDOOR MUSIC

Music on the Square	John Dixon Park, Dixon	Friday
Amboy Summer Concert Series	Amboy Band Shell	Saturday

FESTIVALS & EVENTS

Aug. 6	Harvest Festival & Big Rig Show, Franklin Grove
Aug. 6-7	Living History Antique Equipment Show, Franklin Grove
Aug. 25-28	Amboy Depot Days & Car Show
Sept. 4-5	Paw Paw Lions Club Labor Day Celebration & Car Show
Sept. 17	Autumn on the Prairie, Nachusa Grasslands, Franklin Grove
	Walton Fest, Walton

ART & MUSIC

The Next Picture Show: nextpictureshow.org

The Dixon: Historic Theatre dixontheatre.com



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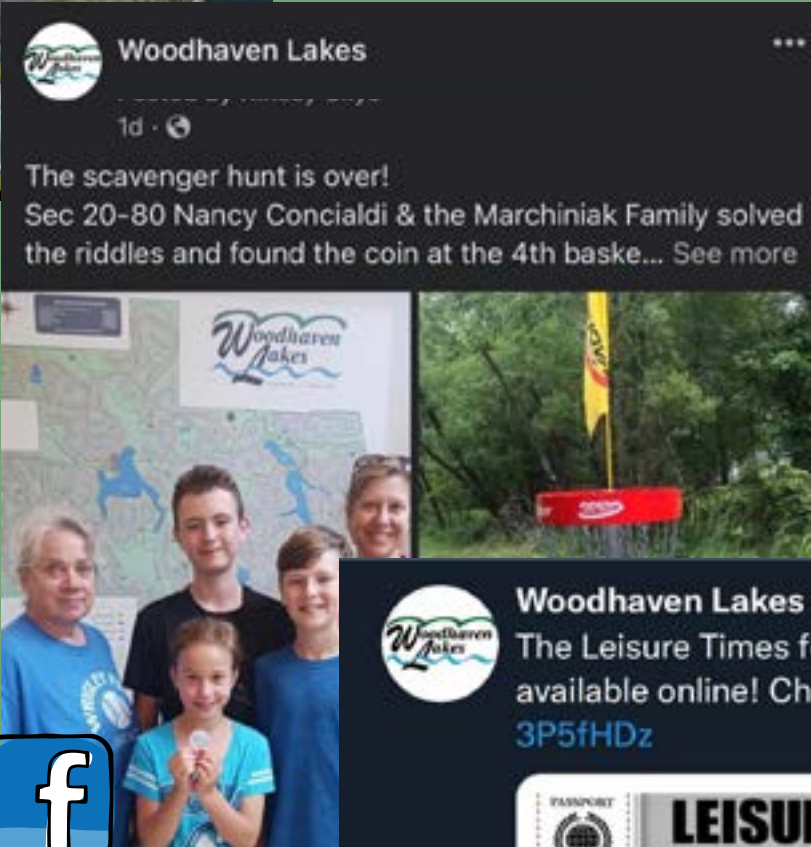
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Reprinted from the July 2018 Woodhaven News



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The app is primarily to help communicate with our current members. We are always striving to give our members the most up to date information about Woodhaven.

NEWS • PAY ASSESSMENT • CALENDAR • HOURS
PROPERTY MAP • NOTIFICATIONS • DOCS
& MORE!!





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Sunday | 10 a.m.-2 p.m.

815-849-5476

Last updated: 7/15/2022

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142 N Jones Ave
Amboy

A darling 3 bedroom, 1 bath home on a corner lot. An attached screened in porch adds to the charm of this home! The location is close to schools, downtown and the Post Office. The garage offers additional room for storage. New roof put on approximately 2 years ago. This property is being sold "as is". This little gem won't last long, so call for a showing today! **\$114,900**



1002 8th Ave
REDUCED
Rock Falls

A large corner lot is what this listing boasts! This 3 bedroom home includes a main floor full bathroom and laundry room. A sun porch to enjoy a morning cup of coffee. Beautiful woodwork in the living room which features a lovely wooden staircase. Call for a showing today. **\$69,999.**



306 Gilson Ave
Amboy

Looking to build-this property is waiting for your home plans. Located on a corner lot in town. Don't wait-call for a showing today before it's gone! **\$15,000**



REDUCED
582 US RT 52
Sublette

An abundance of room inside and outside is what this property boasts! Nestled in this 3+ acres is a lovely and updated 5 bedroom and 4 bathroom home. The loft offers endless possibilities. Also included is a large building for storing your bigger toys. Don't let this one slip away - call for a showing today! **\$329,000**

Listings available at: woodhavenlakes.com | realtor.com
zillow.com | trulia.com

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www.Erbes-Realty.com





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GRI, Designated Managing Broker/Owner
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Marcia Kosowski, Broker,
815-582-2381 mkosowski@erbesrealty.com

Abigail Vaessen, Broker,
815-508-9715 abbivaessen@erbesrealty.com

Tonja Greenfield, Broker,
815-761-3220 tmg1973@gmail.com

 <p>Sec 1, Lot 49 - \$69,000</p>	 <p>Sec 1, Lot 50 - \$40,000</p>	 <p>Sec 1, Lot 97 - \$33,900</p>	 <p>Sec 2, Lot 35 - \$65,000</p>	 <p>Sec 2, Lot 162 - \$49,900</p>	 <p>Sec 3, Lot 83 - \$159,900</p>
 <p>Sec 3, Lot 93 - \$135,000</p>	 <p>Sec 4, Lot 87 - \$64,900</p>	 <p>Sec 4, Lot 94 - \$32,500</p>	 <p>Sec 5, Lots 161 & 162 - \$69,900</p>	 <p>Sec 5, Lot 177 - \$28,000</p>	 <p>Sec 5, Lot 195 - \$22,000</p>
 <p>Sec 5, Lot 378 - \$25,000</p>	 <p>Sec 6, Lot 74 - \$20,000</p>	 <p>Sec 7, Lot 156 - \$39,900</p>	 <p>Sec 7, Lots 181&182 - \$22,000</p>	 <p>Sec 7, Lot 196- \$22,500</p>	 <p>Sec 10, Lot 24 - \$32,500</p>
 <p>Sec 10, Lot 200 - \$69,900</p>	 <p>Sec 11, Lot 88 - \$13,800</p>	 <p>Sec 11, Lot 104 - \$18,250</p>	 <p>Sec 11, Lot 203 - \$23,000</p>	 <p>Sec 12, Lot 4 - \$58,000</p>	 <p>Sec 13, Lots 36 & 37- \$61,000</p>
 <p>Sec 15, Lot 30 - \$57,500</p>	 <p>Sec 16, Lot 211 - \$99,900</p>	 <p>Sec 18, Lots 88 & 89 - \$49,500</p>	 <p>Sec 19, Lot 80 - \$54,990</p>	 <p>Sec 20, Lot 37 - \$33,400</p>	 <p>Sec 21, Lot 96 - \$24,000</p>
Sec 2, Lot 173.....PENDING Sec 5, Lot 65.....SOLD Sec 7, Lot 125.....PENDING	Sec 9, Lot 60.....SOLD Sec 10, Lot 291.....PENDING Sec 10, Lot 292.....PENDING	Sec 10, Lot 312.....SOLD Sec 14, Lot 37.....PENDING Sec 18, Lot 65.....SOLD	Sec 24, Lot 123.....CONTINGENT Sec 26, Lot 222.....SOLD Sec 27, Lot 60.....CONTINGENT	Sec 28, Lots 84 & 85.....CONTINGENT	**Property status is as of July 5, 2022**

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Tonja Greenfield, Broker,
815-761-3220 tmg1973@gmail.com

 <p>Sec 21, Lot 149 - \$23,500</p>	 <p>Sec 21, Lot 150 - \$19,500</p>	 <p>Sec 21, Lot 272 - \$70,000</p>	 <p>Sec 23, Lot 30 - \$70,000</p>	 <p>Sec 23, Lot 92 - \$37,500</p>	 <p>Sec 23, Lot 195 - \$24,000</p>
 <p>Sec 23, Lot 196 - \$25,000</p>	 <p>Sec 24, Lot 25 - \$39,900</p>	 <p>Sec 24, Lot 110 - \$100,000</p>	 <p>Sec 24, Lot 245 - \$24,900</p>	 <p>Sec 26, Lot 221 - \$25,000</p>	 <p>Sec 26, Lot 229 & 230 - \$45,000</p>
 <p>Sec 27, Lot 4 - \$29,500</p>	 <p>Sec 27, Lot 76 - \$49,900</p>	 <p>Sec 27, Lot 145 - \$55,000</p>	 <p>Sec 29, Lot 234 - \$38,500</p>	 <p>TRAILER ONLY FOR SALE - \$23,000 2019 Passport GT series by Keystone trailer with awning. Trailer is like new. Ready for you to move right in and start camping!</p>	

Land to Build On

 <p>25 W Milton, Amboy \$28,500</p>	 <p>917-919 Missouri Dr., Dixon \$17,000</p>	 <p>812-814-816 Missouri Drive, Dixon - \$13,500</p>
 <p>707 Mississippi Dr., Dixon \$4,900</p>	 <p>415 Saint Francis Dr., Dixon \$4,900</p>	

Thinking of
selling?
Give us a
call!

Residential and Commercial Listings



**203 E McKenney St.,
Dixon - \$202,999**
Beautiful home inside and out. Completely updated 3 bedroom with beautiful woodwork and hardwood floors, living room with window seat, built in cabinet, wood-burning fireplace, bonus room to relax and enjoy or entertain in, 1.5 bath 2 story home on double lot. Enjoy the large yard with white picket fence, storage shed and 2 car insulated garage. Property also includes 1 car detached garage.

804 W. PRAIRIEVIEW ST., SUBLETTE.....	\$265,000
2031 RICHARDSON RD., AMBOY CONTINGENT	\$265,000
4 W. DIVISION ST., AMBOY.....	\$125,000
203 S. MASON ST., AMBOY SOLD	\$67,500
27858 2600 EAST ST., VAN ORIN.....	\$63,400



Alyssa Rod, Nature Center Coordinator

The end of summer is on its way and usually in August that means it will be hot! Are you worried about your yard surviving the heat? Here are some effective ways to reduce your water use and protect our community's water supply. 1. Mow high. By keeping your grass at about three inches your lawn will have deep, healthy roots and require less watering. 2. Choose drought-tolerant plants for your landscape, which do not require much water. 3. Mulch generously. A deeper covering helps keep your soil moist and your plants cool. 4. Water sparingly. One inch of water per week is all your lawn needs. That includes rain and irrigation. Following these actions not only helps save your plants and limit water usage, it also saves you time to spend enjoying your yard and Woodhaven!

August at the Nature Center: Visit the Nature Center this month to check out our new exhibit about groundhogs! Do you have groundhogs in your yard? We'll have more information about how to identify this animal, what you can try in your yard to encourage them to move away and have an interactive activity for kids of all ages to learn about the tunnel system of the groundhog. Discover more about the wildlife, plant life, and general nature of a new country every week with Woodhaven's "Around the World" theme. You can even try learning the names of some of our Nature Center animals in the language of those countries! During August, our focus is Biodiversity, China, Egypt, and Ireland. This year's nature journal is back and focuses on the weekly countries and their biodiversity!

JUNIOR NATURALIST – BEAUTIFUL BUTTERFLIES

Friday, August 5th / 3:00 p.m. – 4:30 p.m. / Nature Center Pavilion

Kids ages 8-13 can join Nature Center staff on an afternoon of nature fun! Our final week's focus will be Beautiful Butterflies! Can you identify a monarch caterpillar? Did you know caterpillars hatch from eggs? Create your own butterfly lifecycle and more during this free class. Programs may include nature hikes, crafts, hands-on activities, games, experiments, and more! Parents: please have kids dress appropriately with good walking shoes and show up at least 10 minutes prior to program start for sign-in with Nature Center staff.

MAMMALS AND MORE – FLYING FOX CONSERVATION FUND

Saturday, August 6th / 1:00 p.m. – 2:00 p.m. / Nature Center Pavilion

What makes a mammal a mammal? What is the difference between mammals, birds, reptiles, amphibians, and insects? This interactive, educational program will be visited by some furry and not-so-furry guests and may include bats, geckos, frogs, parrots and more. Program animals subject to change. This program will be held at the pavilion so prepare for the weather and please bring your own chairs or blankets.

NATURE CENTER FARMERS MARKET

Saturday and Sunday, August 6th & 7th / Nature Center open hours

Basket Giveaway at 3pm Sunday

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

MINI FARMER'S MARKET

Saturday and Sunday, August 20th & 21st / Nature Center open hours

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

NAURE CENTER HOURS

Saturday: 10:00 a.m. – 5:00 p.m.

Sun., Mon., Wed., & Thurs.: 9:00 a.m. – 3:00 p.m.

Tuesday: CLOSED



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1002 8th Ave Rock Falls

1/139\$55,000
2/172\$27,500
3/160\$17,700
3/161\$72,999
5/157\$59,000
5/189\$69,900
5/249
5/490\$32,900
6/7.....\$32,900
11/132....\$31,000
14/3-4\$79,900
17/83\$19,900
17/269....\$36,900
19/101....\$44,000
24/262....\$30,900
26/171....\$42,000
27/113....\$49,900
29/393....\$24,900

CLOSED

121 14th Ave., Mendota

2/105 17/222
3/109-10 24/188
4/210 26/222
5/179 29/154
5/316 29/228-9

1/127\$14,900
~~2/54~~~~\$56,900~~
2/156\$28,999
2/202\$16,500
2/265\$54,900
~~3/94~~~~\$65,000~~
4/136\$18,000
5/103\$41,900
~~5/134~~~~\$18,000~~
5/200\$32,990
5/429\$15,000
5/430\$15,000
5/451\$45,000
6/65\$55,000

7/57-8\$78,000
7/63-4\$76,900
~~7/187~~~~\$25,000~~
~~8/26~~~~\$27,400~~
~~9/189-0~~~~\$39,900~~
10/13\$24,000
10/91\$11,900
10/110.....\$37,000
10/290.....\$19,000
11/98\$12,000
11/126.....\$33,000
11/171.....\$21,900
11/196-7....\$33,000
11/278.....\$59,900
13/110.....\$11,900
14/27\$19,000
~~16/64~~~~\$37,900~~
17/100.....\$31,500
17/231.....\$34,000
18/78\$26,000
18/101.....\$35,000
19/4\$20,000
~~20/10~~~~\$32,000~~
21/268.....\$39,900

22/70\$37,900
27/163.....\$24,900
~~28/35~~~~\$18,000~~
29/57-8\$31,000
29/153.....\$32,500
~~29/204~~.....~~\$45,900~~
29/343.....\$14,999

Reduced | Contingent/Pending

Information Last Updated 7/13/22



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