

WOODHAVEN

NEWS

DECEMBER 2022 | Vol. 39 No. 11

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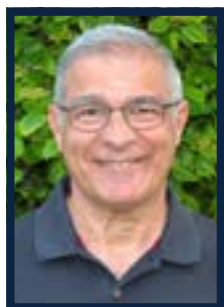


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president's letter

October was the last month for scheduled activities for our Recreation Department for the year. They finished with a bang. The Halloween weekend activities I am sure the 80-degree sunny weekend had something to do with it had the highest attendance I have seen in the 6 years I have attended.

The children's Halloween Party at the Rec Plex had a line into the parking lot waiting to get in. The race had a record number of participants. Trunk or Treat was incredible. There were more trunks set up than usual and the number of families who attended was again the most I have ever seen. The line extended all the way down the path, but everyone got in and all the kids got their share of candy.

The not so happy part of October is the realization that it is time to close-up our trailers and winterize. We will miss seeing our friends and neighbors at Woodhaven for the winter months. Let's remember we are open all year and it is really nice to come out and visit during the winter months, especially after a new snow. It is a "postcard picture" time of year!

Everyone stay safe during the winter and start planning for the Holidays.

Daniel Rossi,

Board of Directors President



management report



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

2023-2024 Budget

A summary of the proposed budget presented at the November 12th budget hearing is included in this issue of the Woodhaven News. Please take some time to review this information and let us know if there are any questions about the budget. The November 12th budget hearing was recorded, and a copy is available to all Owners on Woodhaven’s You Tube Page. Links to this recording can be found on Woodhaven’s website and Facebook Page. Please do not hesitate to contact us at the Association Office if you are having any difficulties accessing this information.



Approval of the 2023-2024 assessment will be on the agenda for our December 13, 2022, Board Meeting, which will take place at the NIU Conference Center in Naperville. The meeting will be live streamed, recorded, and posted on Woodhaven’s You Tube Page. Comments regarding the budget and the recommended assessments of \$1,495 for lots with sewer services, and \$1,375 for lots without sewer services can be presented to the Board of Directors at the November 14th and December 13th Board meetings. Both meetings will be held in Naperville at the NIU facility and Owners with questions and/or comments can attend the meetings. Comments can also be submitted through Woodhaven’s Speak Up Sheet program.

Management, Board and Committee members will continue working on the budget, focusing on the line-item monthly projections and five-year operating plans of the Association over the winter months. Our goal is to complete the final 2023-2024 budget for approval at the March 2023 Board Meeting. Property Owners interested in learning more about the budget are encouraged to attend Board, Finance, and Facilities Planning Committee Meetings. The times and locations of these meetings are published in the paper.



Main Gate Passes

For Property Owners who chose to leave passes at Woodhaven’s Main Gate, please remember all passes remaining at the gate on December 1st will be relocated to the Administration Office. They will remain at this location until the Property Owner of record picks them up or provides authorization for a guest to pick them up. Guest authorization must be confirmed by establishing direct contact with an administrative staff member, usually through a phone call. These passes will not be released to a guest without direct confirmation from the Property Owner of record.

Summary of 2023-2024 Proposed Budget

PREPARED BY JEFF HICKEY, EXECUTIVE DIRECTOR

The following is provided to give Owners some information on the development of the fiscal year (FY) 2023-2024 budget. Items within this article were presented and explained in detail at the November 12th budget hearing. This budget hearing was recorded, and a copy is available for all Owners to review on Woodhaven’s You Tube Page. If there are questions or if more information is needed about the proposed budget, please contact the Association Office for more details. This budget is presented by the Board of Directors and is based on accomplishing objectives that were established in September for FY 2023-2024.

Proposed 2023-2024 FY Assessment

The chart provided shows a breakdown of the recommended assessment levels proposed for FY 2023-2024. The columns shaded in green show the adjustments made during this budget process:

- The Operating fund increased from prior projections by \$10, a total increase of \$43 per lot.
- Lot fund decreased from prior projections by \$1 to an annual assessment of \$7 per lot.
- Water & sewer services for operations decreased from prior projections by \$1 for each service and remain at the same annual level of \$48 per service.
- Association Reserve Fund assessments increased from \$139 to \$173 on S lots, a \$34 change; \$129 to \$162 on NS lots, a \$33 change.

Woodhaven Assessments Lots With Sewer Service	FY 2019- 2020	FY 2020- 2021	FY 2021- 2022	FY 2022- 2023	FY 2023- 2024 Initial Levels	FY 2023- 2024 Amended	FY 2024- 2025 Amended
Operating Fund	\$ 735	\$ 865	\$ 910	\$ 980	\$ 1,013	\$ 1,023	\$ 1,066
Lot Fund	8	8	8	8	8	7	7
Water & Sewer Services	90	92	94	96	98	96	98
Disaster Recovery Fund	45	45	45	-	-	-	-
Association Reserve Fund	196	209	147	65	139	173	94
Water & Sewer Reserve Fund	88	60	60	60	60	56	60
New Projects	6	19	34	89	105	78	108
Debt Service Fund	62	62	62	62	62	62	62
Total Assessment	\$ 1,230	\$ 1,360	\$ 1,360	\$ 1,360	\$ 1,485	\$ 1,495	\$ 1,495

Woodhaven Assessments Lots Without Sewer Service	FY 2019- 2020	FY 2020- 2021	FY 2021- 2022	FY 2022- 2023	FY 2023- 2024 Initial Levels	FY 2023- 2024 Amended	FY 2024- 2025 Amended
Operating Fund	\$ 735	\$ 865	\$ 910	\$ 980	\$ 1,013	\$ 1,023	\$ 1,066
Lot Fund	8	8	8	8	8	7	7
Water Services	45	46	47	48	49	48	49
Disaster Recovery Fund	45	45	45	-	-	-	-
Association Reserve Fund	191	191	130	49	129	162	84
Water & Sewer Reserve Fund	44	30	30	30	30	28	30
New Projects	6	19	34	89	105	76	108
Debt Service Fund	31	31	31	31	31	31	31
Total Assessment	\$ 1,105	\$ 1,235	\$ 1,235	\$ 1,235	\$ 1,365	\$ 1,375	\$ 1,375

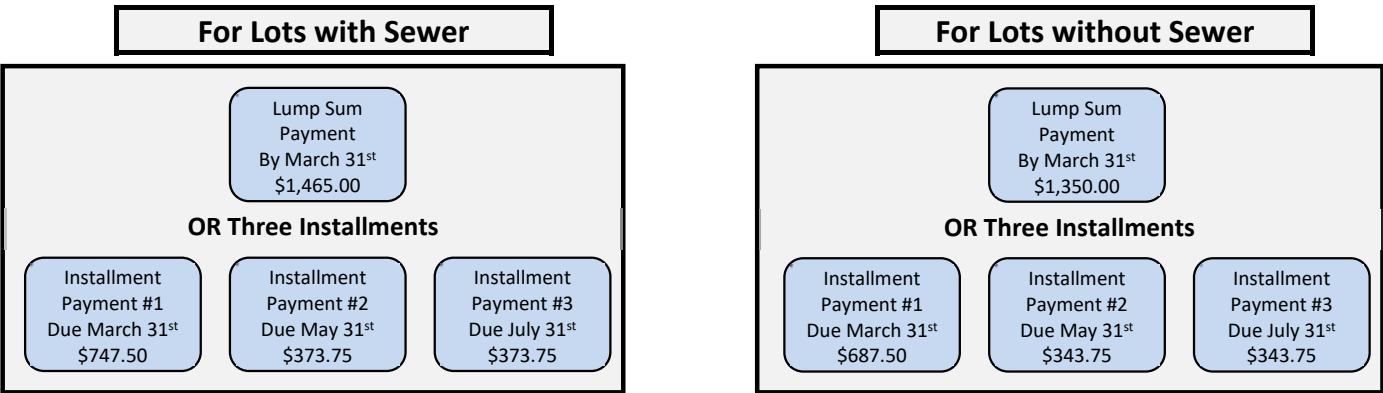
MANAGEMENT REPORT

- Water & Sewer Reserve Fund assessments decreased by \$4 from \$60 to \$56 on S lots; and \$2 from \$30 to \$28 on NS lots.
- New project assessments decreased from \$105 to \$78 on S lots, a \$27 change; \$105 to \$76 on NS lots, a \$29 change.
- Debt Service Fund assessments remain the same.

The recommended assessments for the 2024-2025 FY have been amended and are projected to be \$1,495 on S lots and \$1,375 on NS lots.

This report provides information to demonstrate how we came to the recommended assessment levels and to explain how each portion of the assessment is used by the Association. The report focuses on areas where changes and adjustments were made, and the feedback received will be evaluated before the final assessment levels are approved.

Property Owners continue to have a choice of two payment options. The first offers three installments with 50% due by March 31st, 25% due by May 31st and the final 25% due by July 31st. The second offers a discount of \$30 for lots with sewer services and \$25 for lots without sewer services when full payments are made on or before March 31st.



Budget Summary Information – Operating Activities

The information included below summarizes our budget worksheet, which is used to evaluate and establish the assessment needed for operating activities. The following chart projects income and expenses for each department of the Association's operating fund and includes information for the lot fund. The projected incomes from our subsidiary operations and from the utility fund are reported within the administration department as other income. Projected income and expenses for the subsidiary operations and the utility fund are provided on the following page.

Woodhaven Association Operating Funds	Admin. Mang.	Acct., Pay. & Coll.	Marketing, Comm., & IT	Recreation & Rec Plex	Aquatics	Public Safety	Maint.	Janitorial Services	ESAC	Resource Mgmt.	Lot Fund	Totals
Other Income												
Subsidiary Income *	\$133,402											\$133,402
Utility Fund Income *	\$204,457											\$204,457
Delinquent Fees		\$103,500									\$0	\$103,500
Interest	\$18,000	\$50									\$750	\$18,800
Recreation Programs				\$96,100	\$15,000							\$111,100
Rec Plex Income				\$134,957								\$134,957
Newspaper Income			\$33,000									\$33,000
Citations						\$22,000			\$60,000			\$82,000
Miscellaneous	\$26,000	\$29,000	\$24,450			\$18,000	\$5,500		\$17,500	\$41,400	\$10,000	\$171,850
Total Other Income	\$381,859	\$132,550	\$57,450	\$231,057	\$15,000	\$40,000	\$5,500	\$0	\$77,500	\$41,400	\$10,750	\$993,066
Expenditures												
Personnel	\$508,155	\$335,765	\$338,318	\$353,171	\$226,559	\$1,079,918	\$330,133	\$282,590	\$271,848	\$436,000		\$4,162,457
Professional Services	\$5,500	\$61,100	\$92,800		\$250				\$1,000			\$160,650
Prop. & Equip. Expenses	\$41,000	\$3,500	\$9,250	\$25,250	\$39,150	\$13,900	\$422,300	\$26,250	\$8,225	\$371,300	\$32,000	\$992,125
Programs & Activities		\$2,500	\$12,000	\$179,200	\$3,000	\$600						\$197,300
Marketing & Communications			\$164,700									\$164,700
Bad Debts	\$124,397		\$0								\$851	\$125,248
Utilities	\$246,000										\$12,200	\$258,200
Insurance & Benefits	\$1,102,000											\$1,102,000
Other Expenditures	\$28,752	\$30,675	\$7,500	\$7,300	\$1,600	\$4,550	\$900		\$100	\$3,150	\$8,259	\$92,786
Total Expenditures	\$2,055,804	\$433,540	\$624,568	\$564,921	\$270,559	\$1,098,968	\$753,333	\$308,840	\$281,173	\$810,450	\$53,310	\$7,255,466
Assessment Income needed to fund activities. (Other Income minus Expenditures.)	(\$1,673,945)	(\$300,990)	(\$567,118)	(\$333,864)	(\$255,559)	(\$1,058,968)	(\$747,833)	(\$308,840)	(\$203,673)	(\$769,050)	(\$42,560)	(\$6,262,400)
Percentage of Total	26.73%	4.81%	9.06%	5.33%	4.08%	16.91%	11.94%	4.93%	3.25%	12.28%	0.68%	100.00%
Per Lot Assessment by Department	\$275	\$50	\$93	\$55	\$42	\$174	\$123	\$51	\$33	\$126	\$7	\$1,030
\$6,262,400 / 6080 lots = \$1,030 Net Operating Assessment FY 2023-2024 - Includes 2% adjustment to account for Assessment Discounts												

Subsidiary Budgets Operating Funds	General Store	Service Center	Woodhaven Lakes Realty	Totals	Woodhaven Utility Fund
Revenue					
Gross Sales / Assessments	\$1,245,400	\$2,454,000	\$360,000	\$4,059,400	\$561,600
Other Income	\$21,050	\$8,850	\$48,050	\$77,950	\$168,880
Total Revenue	\$1,266,450	\$2,462,850	\$408,050	\$4,137,350	\$730,480
Expenditures					
Personnel	\$316,420	\$407,652	\$101,591	\$825,663	\$210,341
Professional Services	\$7,000	\$18,500	\$4,100	\$29,600	\$26,300
Prop. & Equip. Expenses	\$59,100	\$28,050	\$8,100	\$95,250	\$90,900
Marketing & Advertising	\$1,000	\$4,750	\$8,250	\$14,000	\$0
Cost of Sales	\$810,850	\$1,698,885	\$209,150	\$2,718,885	\$0
Real Estate Taxes	\$0	\$13,000	\$3,000	\$16,000	\$58,000
Utilities	\$70,000	\$14,700	\$4,550	\$89,250	\$96,800
Insurance & Benefits	\$31,300	\$69,000	\$10,800	\$111,100	\$30,500
Other Expenditures	\$28,750	\$52,300	\$23,150	\$104,200	\$13,182
Total Expenditures	\$1,324,420	\$2,306,837	\$372,691	\$4,003,948	\$526,023
Net ROI in Subsidiaries	(\$57,970)	\$156,013	\$35,359	\$133,402	\$204,457

The Subsidiary Budget summary estimates income and expenses for our subsidiary operations and includes separate columns for the General Store, Service Center, and Woodhaven Lakes Realty. The projected income of \$133,402 is consolidated and shown as other income in the administration department of the Association's operating fund. This income calculates to an estimated return of about \$22 per lot. (\$133,402 / 6080 lots = \$21.94)

The Utility Fund estimates income and expense information associated with the W&S operations of the Association. The projected income of \$204,457 is also consolidated as other income in the administration department and generates an estimated return of about \$34 per lot. (\$204,457 / 6080 lots = \$33.63)

Operating Budget Analysis

This chart provides information on how each department's assessment funding level has changed when it is compared to the current operating budget.

The following points provide information on significant additions, deletions, adjustments and/or changes to the proposed operating budget. When you review this information, it is important to understand what is provided does not identify every change made. Merit increases, minor adjustments and increases consistent with reasonable inflation are not specifically identified but are available to any Property Owner interested in reviewing the Association's specific line-item budget.

- » Overall comments:
- The previous 5-year plan projected total operating assessments of \$1,119 on S Lots and \$1,070 on NS Lots for FY 2023-2024, inflationary increases and other changes have contributed to the following adjustments with total operating assessments projected at \$1,126 & \$1,078 respectively.
 - » The \$1,023 operating assessment is \$43 higher, representing an increase of about 4.4%.
 - » The lot fund assessment includes a decrease of \$1 to \$7.
 - » The water assessment remains the same at \$48.
 - » The sewer assessment remains the same at \$48.

Operating Fund Departments	Assessment Funding	Per Lot Impact	Amount of Change	Percent Change	Per Lot Impact
Administration Management	709,032	116.62	80,494	12.81%	13.24
WI Earnings	(98,043)	(16.13)	(36,258)	58.68%	(5.96)
WLR Earnings	(35,539)	(5.85)	(923)	2.67%	(0.15)
WUF Earnings	(204,457)	(33.63)	(16,318)	8.67%	(2.68)
Accounting/Payroll/Collections	300,990	49.50	51,525	20.65%	8.47
Administration Overhead	1,333,000	219.24	29,000	2.22%	4.77
Marketing/Communications/IT	567,118	93.28	60,918	12.03%	10.02
Recreation (w/ Rec Plex)	333,864	54.91	(3,522)	-1.04%	(0.58)
Aquatics	255,559	42.03	12,212	5.02%	2.01
Public Safety	1,058,968	174.17	27,613	2.68%	4.54
Maintenance	747,833	123.00	74,116	11.00%	12.19
Janitorial Services	308,840	50.80	9,612	3.21%	1.58
ESAC	203,673	33.50	10,609	5.50%	1.74
Resource Management	769,050	126.49	(41,353)	-5.10%	(6.80)
Assmt Discount Adjustment	6,249,888	1,027.94	257,725	4.30%	42.39
Projected profit / (deficit)	124,397	20.46	5,229	4.39%	0.86
	(154,445)	(25.40)	(1,514)	0.99%	(0.25)
Operating Fund Assessments	6,219,840	1,023.00	261,440	4.39%	43.00
Lot Fund Assessments	42,560	7.00	Lots w/o Sewer		
Operating & Lot Fund Assmts.	6,262,400	1,030.00			
Water Assessments	292,800	48.00			
Sewer Assessments	268,800	48.00			
Total Operating Assessments	6,824,000	1,126.00			

MANAGEMENT REPORT

- The assessment income includes a 2% adjustment for discounts on full payments received on or before March 31, 2023. In the past, about 50% of Owners pay their assessments in full in March.
- The operating plan projects a deficit offset of <\$154,445>. This offset is approximately \$1,514 higher than the prior year projection.
- In the past, Woodhaven has generated favorable results exceeding projected deficits. The 2022-2023 FY projections are estimated to exceed the deficit offset and end the year with a surplus result.
- Wage increases for full-time employees include a \$1 per hour increase added to the wage and compensation plan and merit increases estimated at 3%.
- Organizational structure changes are also included in this budget with an estimated impact of about \$15,000. These changes occur administration management and resource management and are grounded in the following goals and objectives.
 - » Developing opportunities for growth within the organization.
 - » Strengthening the structure to withstand turnover.
- The Wage & Compensation Plan for part-time employment positions includes adjustments to match the State of Illinois minimum wage law. On January 1, 2023, minimum wage increases to \$13 per hour and on January 1, 2024, to \$14 per hour. The current minimum wage is \$12 per hour.
- » Administration Management – Department 111 comments:
 - Income includes results from subsidiary operations and the Water & Sewer Fund.
 - » Projected income from Woody, Inc. has been increased from prior projections and is estimated at \$98,043. Recent income totals have ranged from \$167,989 to \$281,631. The projected income from FY 2022-2023 is \$153,364.
 - » Projected income from Woodhaven Lakes Realty (WLR) has been increased from prior projections and is estimated at \$35,359. Recent income totals have ranged from \$28,175 to \$106,339. The projected income from FY 2022-2023 is \$33,796.
 - » The Water and Sewer operations continue to provide the Association with a consistent return. This budget includes an estimated return of \$204,457. Actual returns have ranged from \$201,939 to \$241,886. The projected return from FY 2022-2023 is \$220,686.
 - Other income changes = income from investments trending higher = \$6,000.
 - Replacement pass income trending lower = <\$7,000>
 - Payroll includes funding for 5 FT positions and about 10,000 work hours, and includes adjustments based on the recommended changes to the organizational structure:
 - » Establishes a GM of Maintenance Services position – promotion from within
 - » Retitle GM of Administrative Services to GM of Business Operations – existing position
 - » Realigns department reporting
 - GM Member Services = no changes
 - GM Business Services = add Woody, Inc.
 - GM Maintenance Services = includes Utility Operations.
- Funding of \$21,000 for referendum process removed from department budget
- Funding of \$21,000 for Board elections removed from department budget.
- Bad debt expenses are projected at 2%. (Recent percentages ranging from 0.78% to 1.73%)
- » Accounting, Payroll, & Collections – Department 112 comments:
 - Payroll includes funding for 6 FT positions and about 12,000 work hours.
 - Includes funding for an additional FT entry level position to assist with accounting and payroll tasks.
 - Audit and Tax Preparation expenses are allocated as follows: Association 56% is recorded in the Accounting, Payroll, & Collections Department. Water & Sewer fund 15.6%; Woody, Inc. 22.4%, split evenly between the General Store and Service Center, and Woodhaven Lakes Realty 6%. We will be looking for a new audit and tax firm for the March 31, 2023, fiscal year audit.
- » Administration Overhead – Department 114 comments:
 - Income tax benefits based on projected income from Woody, Inc., and Woodhaven Lakes Realty.
 - Our current electric supply contract is with AEP and has a fixed supply rate of \$0.05603 per kWh ending in December 2023. New contract terms will be investigated and evaluated within the next year and changes will be reported on as new information is received and evaluated.
 - LP expenses are trending higher = \$20,000
 - Workers' compensation is trending higher based on experience mode increases
 - General liability rates are based on a 3-year fixed rate guarantee with 2023-2024 representing the third year of this agreement. The increase is consistent with past premium rates.
 - In October, we received favorable renewal rates on our health insurance programs and have adjusted the budget favorably based on this information.
- » Marketing, Communications, & IT – Department 116 comments:
 - Payroll includes funding for 7 FT positions and about 13,500 work hours.
 - Includes adjustments with the Woodhaven News. Advertising income decreased with production and distribution expenses increased based



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on moving to a digital format for production.

- As noted earlier, Management and the Board of Directors have considered options including subscription-based fees for the Woodhaven News. With regard to this concept no changes are included in this budget and further research will take place and may be considered in a future budget process.
- » Recreation, Aquatics and Rec-Plex – Departments 121, 122, & 123 comments:
 - Recreation payroll includes 2 FT positions, 10 PT positions, and about 8,000 work hours.
 - Aquatics payroll includes 1 FT position, 25 PT positions, and about 11,300 work hours.
 - Rec-Plex payroll includes 1 FT and 20 PT positions and about 8,500 work hours.
 - » Includes changing the Rec-Plex Manager position to a FT equivalent position = \$10,000.
 - The Recreation budget is based on similar programming for events and activities.
 - The Aquatic department is based on operating in a similar manner with continued use of the reservation system during busy time periods at our beach and pool facilities.
 - The Rec-Plex budget for income has been increased based on recent trending = \$28,400
- » Public Safety – Department 130 comments:
 - Payroll includes funding for 16 FT positions, 13 PT positions, and about 40,000 work hours.
 - Income projections adjusted based on current trending levels.
- » Maintenance, Janitorial, ESAC and Resource Management – Departments 141, 142, 143, & 144 comments:
 - Maintenance payroll includes 5 FT positions, 1 PT position, and about 10,700 work hours.
 - » The trash removal expense budget increased based on current trending = \$11,000.
 - » Vehicle operations increased due to fuel pricing = \$36,000.
 - Janitorial payroll includes 6 FT positions, 2 PT positions, and about 12,000 work hours.
 - ESAC payroll includes 5 FT positions, 1 PT position, and about 9,800 work hours.
 - » Citation income increased based on trending = \$20,000
 - » Nuisance abatement income and expenses adjusted based on trending.
 - Resource payroll includes 5 FT positions, 16 PT positions, and about 19,000 work hours.
 - » Director position promoted and moved to Administration Management
 - » Forestry maintenance line item increased based on trending = \$30,000
- » Lot Fund – Department 200 comments:
 - This fund continues to include funding for improvements on lots taken back due to delinquent status. Our objective is to find new buyers and return the lots to active status. The improvement program has been successful and generated positive returns. We currently have one lot listed for sale. Collection efforts are on-going and may result in adding lots to our inventory.
 - This fund also covers costs associated with lots used for the coast-to-coast program (5), guest lots (18) and marketing program lots (2).
 - As noted earlier, assessment level has been reduced by \$1. From \$8 per lot to \$7 per lot.
- » Water & Sewer Fund – Department 300 comments:
 - Payroll includes funding for 3 FT positions and about 6,000 work hours.
 - Removed sewer televising and cleaning service from the budget = \$30,000
 - As noted earlier, projected assessment levels have been reduced by \$1 per service and will remain the same at \$48 per lot, per service.

- » Woody Inc. / General Store (G/S), Restaurant, & Service Center (S/C) – Departments 502 & 504 comments:
 - G/S & Restaurant payroll includes 3 FT positions, 29 PT positions, and about 15,100 work hours.
 - S/C payroll includes 6 FT positions, 15 PT positions, and about 16,500 work hours.
 - » Budget based on converting several PT hours to a FT position to assist with office work and cover cashier shifts throughout the year. Net impact estimated at \$7,000.
 - Income and expenses based on current trending. Net increase in income projected at \$44,500
- » Woodhaven Lakes Realty (WLR) – Department 801 comments:
 - WLR payroll includes 3 FT positions, 2 PT positions, and about 8,500 work hours.
 - WLR also contracts with approximately 3 independent realtors.
 - Sales projections based on current trends.
 - The projected net return from WLR operations is about \$50,500.

Consideration of Surplus Results – From FY 2021-2022

The Association's By-Laws provide guidelines on redistributing surplus funds when they exceed \$100,000. The default distribution states approximately 30% of the surplus will offset future operating assessments, with approximately 70% of the surplus applied toward reduction of debt or to the Association's restricted reserve funds. Any deviation from this distribution requires a $\frac{3}{4}$ majority of the Board and full disclosure to the membership.

In this case, the surplus totals \$10,577 and falls below the By-Law guidelines. The recommendation is to transfer the entire amount, \$10,577, to the restricted fund and add it to the Association reserve fund.

2022-2023 FY Projections

The FY 2022-2023 projections estimate we should end the year with a surplus that is currently projected to exceed \$100,000. We understand and recognize actual income and expenses through March 2023 will determine the outcome. When this figure is finalized, through our annual audit process, we will report on the results and communicate how these results may impact future assessments during next year's budget process.

Debt Management

The Association has one internal loan obligation associated with the purchase of the water and sewer system assets which occurred in 2008. Information on this obligation is as follows:

- » The existing loan structure was refinanced in 2016 and is based on a 23-year amortization period. The refinanced debt obligation totaled \$5,379,396 with a fixed interest rate of 4%.
- » The annual payment is \$348,225 and final payment is scheduled to occur on April 1, 2038.
- » Annual assessments allocated to support this payment are \$62 on S lots and \$31 on NS lots.
- » The outstanding balance as of April 1, 2022, was \$4,056,840.

Consolidated Income & Expense Analysis

The following information is provided to summarize where the Association



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tion receives its revenues from and compares this information with a summary of the Association’s expenditures, including comparisons with the current year budget data. The charts include financial information from all Association operations, including the subsidiary, and restricted fund activities. The per lot assessment figures are broken down to show where these funds will be allocated and to give Property Owners information on how these funds are distributed. The operating assessments, including the Water and Sewer (W&S) assessments, offset expenditure costs from personnel down to other expenditures. The restricted assessments cover expenditures associated with capital replacements, W&S projects, and new projects. The debt service assessments cover the debt payments for the W&S Assets. Interest income and a proportionate allocation of the bad debt expense are recorded and applied to each fund.

*** The assessment total for NS lots includes the Operating and Water Assessments for operations and the Restricted Assessments adjusted to \$236 plus Restricted and Debt Service Assessments for Water to bring the total assessment for NS lots to \$1,375 (1,030 + 48 + 236 + 30 + 31).

Woodhaven Association Source of Funds	2023-2024			2022-2023		
	Per Lot	Amount	Percent	Per Lot	Amount	Percent
Revenues						
Operating Assessment	\$ 1,030	\$ 6,262,400	53.07%	\$ 988	\$ 6,007,040	53.49%
Water Assessments	48	292,800	2.48%	48	292,800	2.61%
Sewer Assessments	48	268,800	2.28%	48	268,800	2.39%
Subsidiary Gross Profits		1,340,515	11.36%		1,257,200	11.20%
Other Income		246,830	2.09%		244,730	2.18%
Delinquent Fees		103,500	0.88%		103,000	0.92%
Interest		268,800	2.28%		262,550	2.34%
Recreation Income		246,057	2.09%		212,685	1.89%
Citations, Advertising & Misc		286,850	2.43%		301,900	2.69%
Restricted Assessment ***	247	1,501,760	12.73%	154	936,320	8.34%
Restricted - Water	30	183,000	1.55%	30	183,000	1.63%
Restricted - Sewer	30	168,000	1.42%	30	168,000	1.50%
Debt Services - Water	31	189,100	1.60%	31	189,100	1.68%
Debt Services - Sewer	31	173,600	1.47%	31	173,600	1.55%
Total Revenues	\$ 1,495	\$ 11,532,012	97.73%	\$ 1,360	\$ 10,600,725	94.40%
Association Reserves		\$ 267,375	2.27%		\$ 629,206	5.60%
W&S Reserves & Debt Services		\$ -	0.00%		\$ -	0.00%
Total	\$ 1,495	\$ 11,799,387	100.00%	\$ 1,360	\$ 11,229,931	100.00%

Woodhaven Association Distribution of Funds	2023-2024		2022-2023	
	Amount	Percent	Amount	Percent
Expenditures				
Personnel	\$ 5,198,461	44.06%	\$ 4,940,678	44.00%
Professional Services	216,550	1.84%	263,050	2.34%
Prop. & Equip. Expenses	1,178,275	9.99%	1,070,075	9.53%
Programs & Activities	197,300	1.67%	195,000	1.74%
Marketing & Communications	178,700	1.51%	140,000	1.25%
Bad Debts	180,789	1.53%	164,373	1.46%
Utilities	444,250	3.77%	429,450	3.82%
Insurance & Benefits	1,243,600	10.54%	1,236,600	11.01%
Other Expenditures	272,936	2.31%	294,479	2.62%
Capital Replacements	1,550,500	13.14%	1,256,800	11.19%
Water & Sewer Projects	141,100	1.20%	262,400	2.34%
New Projects	458,600	3.89%	540,000	4.81%
Debt Payments - W&S Assets	348,225	2.95%	348,225	3.10%
Total Expenditures	\$ 11,609,286	98.39%	\$ 11,141,130	99.21%
Association Reserves	\$ -	0.00%	\$ -	0.00%
W&S Reserves & Debt Services	\$ 190,101	1.61%	\$ 88,801	0.79%
Total	\$ 11,799,387	100.00%	\$ 11,229,931	100.00%

Capital replacement projects and new projects presented and explained below are incorporated into the planning process and based on the net budget projections will impact our reserves as follows:

- » Planned expenditures for Association assets and new projects are exceeding the 2023-2024 FY restricted assessments allocated for this purpose, which results in a projected reduction of \$267,375 in this fund.
- » Planned expenditures for W&S System assets are projected to fall below the 2023-2024 FY restricted assessments allocated for this purpose, which results in a projected increase of \$190,101 in this fund.

2023-2024 FY Replacement Projects

The list of projects provided includes capital replacement items for Association assets scheduled for consideration in FY 2023-2024. With each budget process, the scheduled projects are re-evaluated, and decisions are made to either proceed, postpone, or delete them from the plan. This year, 8 items on the Association asset list were postponed. Items postponed, moved, or deleted are not included in this report, but are available to Owners and can be viewed within the detailed documents upon request.

The initial list provided for Association assets showed expenditures totaling \$1,293,300. Through the evaluation process, 2 projects were reduced, 10 projects were increased, and 9 projects were added to the list for consideration in FY 2023-2024. These items are noted in the chart with up or down arrows, and an “A” for project additions. The estimated total expense on the updated project list, which includes 44 projects, is \$1,499,500. The following comments provide additional information on the line items recommended for FY 2023-2024.

The computer system upgrades, facility maintenance, and HVAC / water heater items cover costs of multiple projects within each line item. Computer upgrades generally account for hardware items including personal computers, phones, cameras, switches, routers, printers, and related equipment. These funds can also be used to cover costs associated with programming changes and other software improvements. The budget for computer system upgrades has been increased to account for needed improvements to the Association’s membership data base. This data base has not been updated for some time and improvements are needed to bring the system to standards compatible with current technologies and services. This project began in October and is expected to have expenditures carry over to the 2023-2024 FY.

The facility maintenance item is used to address a variety of projects including roof repairs, retaining walls, deck improvements, and other related projects. And the HVAC / water heater allowance provides specific funding for equipment items located in the Association and subsidiary facilities.

In this section, we generally focus on the larger projects and there are a number of smaller projects included for your review. Please look over these items and let us know if there are any question on items not specifically addressed in this section.

Projects 82601 - 82605 are all connected to improvements at the General Store to replace equipment in the deli area of this facility. This improvement includes separating the hot and cold services within the line, and adding a case designed for donuts and pastries. Spacing is also planned to provide access at both ends of the deli line to increase efficiencies and improve services.

The gas station located at the True Value Service Center has two underground storage tanks providing regular and premium gas. The tanks are more than 30 years old, and it is recommended for them to be replaced next year. In coordination with this project, we are also planning to replace the underground piping and the gas pumps (82721).

The Road improvement funds are provided to address utility cuts, culvert repairs and replacements, adding aggregate to roadsides and parking lots, and may include funding for crack sealing, seal coating, and striping when needed. We also plan to continue the road sign improvement project which allows

for replacement of about 80 signs.

Funds are included in this year’s budget to complete preliminary engineering on a Bass Lake Dredging project planned for FY 2025-2026. Funding is also provided for improvements to the pool filtration systems and water pumps. And professional services have been increased to evaluate and determine costs for multiple improvements to the Beach and Woodhaven Lake shoreline from the Beach area to the boat ramp in Section 24.

W&S System Projects

The following list provides information on our W&S system projects. Through this year’s evaluation process, 3 projects were postponed, and a

Account Number	Description of Asset Recommended to Proceed	2023-2024 Projected Cost	Per Lot Cost	
	<u>Vehicles</u>			
81304	2018 Colorado Chevy Pickup - Public Safety	\$40,000.00	\$6.71	↑
81405	2008 Chevy Express G1500 Van (J)	\$45,000.00	\$7.55	
81406	2008 Chevy Express G1500 Van (J)	\$45,000.00	\$7.55	
81505	2011 K3500 1 Ton Pickup (100lb cyl.) (SC)	\$59,300.00	\$9.95	
	<u>Furniture & Equipment</u>			
82101	Computer System Upgrades Annual Allocation	\$85,000.00	\$14.27	↑
82106	Shredder - Administration	\$4,800.00	\$0.81	
82205	Audio & Video Equipment Allocation - Recreation	\$11,500.00	\$1.93	
82208	Family Center Furniture - Recreation	\$11,700.00	\$1.96	
82227	Change Machine - Rec-Plex	\$17,000.00	\$2.85	↑A
82229	2 Door Reach-In Refrigerator - Recreation	\$6,800.00	\$1.14	
82230	2 Door Reach-In Freezer - Recreation	\$8,400.00	\$1.41	A
82307	Alarm System - General Store (PS)	\$10,000.00	\$1.68	
82401	Copier - ESAC - Administration	\$6,800.00	\$1.14	
82422	7'6" Snow Plow - Maintenance	\$13,500.00	\$2.27	
82432	Rock Chip Spreader - Maintenance	\$8,800.00	\$1.48	↑
82443	2-Door Refrigerator - Bait Shop - Maintenance	\$8,500.00	\$1.43	
82447	Kubota L5740 Tractor - Maintenance	\$42,000.00	\$7.05	↓A
82507	2 Door Reach-In Freezer - 92 - Restaurant	\$8,500.00	\$1.43	
82528	1 Door Reach-In Refrigerator - 116 - Restaurant	\$3,800.00	\$0.64	↑
82601	Non-Refrigerated Bakery Case - Donuts	\$14,000.00	\$2.35	
82601	Non-Refrigerated Bakery Case #1	\$6,400.00	\$1.07	
82602	Non-Refrigerated Bakery Case #2	\$6,400.00	\$1.07	
82603	Refrigerated Bakery Case #3- General Store	\$14,000.00	\$2.35	
82604	Refrigerated Deli Case #4- General Store	\$14,000.00	\$2.35	
82605	Heated Deli Case - 6 - General Store	\$15,000.00	\$2.52	
82610	Slicer - 19 - General Store	\$2,900.00	\$0.49	
82612	Worktop Refrigerator #2 - General Store	\$5,400.00	\$0.91	
82650	Computer System Upgrades - G/S - Administration	\$16,900.00	\$2.84	
82701	Computer System Upgrades - S/C - Administration	\$10,000.00	\$1.68	↓
82708	Underground Storage Tanks	\$375,000.00	\$62.94	
82721	Gas Pump Dispensers	\$114,000.00	\$19.13	
	<u>Grounds</u>			A
83109	Section 22 Playground - Equipment Improvements	\$33,100.00	\$5.56	
83109	Section 22 Playground - Base Improvements	\$8,500.00	\$1.43	A
	<u>Buildings</u>			
84401	Facility Maintenance - Unspecified Allowance	\$30,000.00	\$5.03	
84402	HVAC / Water Heater - Unspecified Allowance	\$13,500.00	\$2.27	
	<u>Roads & Lakes</u>			
85010	Road Improvements - Allocaton	\$50,000.00	\$8.39	
85010	Road Improvements - Signs	\$21,500.00	\$3.61	
86102	Dredge Project Engineering - Bass Lake	\$40,000.00	\$6.71	
	<u>Pools & Courts</u>			
87003	Filtration System - Pool 1	\$85,000.00	\$14.27	
87004	Water Pump - Pool 1	\$8,000.00	\$1.34	
87103	Filtration System - Pool 2	\$85,000.00	\$14.27	
87104	Water Pump - Pool 2	\$8,000.00	\$1.34	
87203	Watercrafts (paddle boats, canoes, kayaks) - Beach	\$6,500.00	\$1.09	
88001	Professional Services	\$80,000.00	\$13.43	
Initial amount \$1,293,300		\$1,499,500.00	\$251.66	↑

dehumidifier valued at \$2,000 was replaced in 2022. The initial list provided for W&S assets showed expenditures totaling \$152,700. The adjusted schedule includes 5 projects for an estimated cost of \$141,100. The following comments provide additional information on the items recommended for FY 2023-2024.

The computer / SCADA system upgrade account is used in the same manner as line items explained above with Association assets. The Association’s sewer system includes 15 lift station locations, the water tower, the sewer plant, and the water plant, which are all connected to the SCADA system.

Additional annual allocations are provided for pumping equipment, water main, and sewer main improvements. This funding is utilized to address scheduled improvements along with providing funding for unanticipated problems when they occur and need to be addressed.

New Projects

The 2023-2024 budget includes nine new projects which are recommended by the Committees and supported by the Board of Directors in this year’s

Account Number	Water and Sewer System Projects Recommended to Proceed	2023-2024 Projected Cost	Per Lot Cost	
82980	<u>Furniture & Equipment</u>			↓
	Computer & SCADA System Upgrades - Annual	\$13,100.00	\$2.20	
85925	<u>Treatment, Distribution and Collection Assets</u>			
	Pumping Equipment - Annual Allocation	\$26,000.00	\$4.36	
87900	<u>Mains, Manholes and Hydrants</u>			
	Water Main Annual Allocation	\$26,000.00	\$4.36	
87910	Sewer Main Annual Allocation	\$40,000.00	\$6.71	
88000	Professional Services Annual Allocation	\$36,000.00	\$6.04	
Initial amount \$152,700		\$141,100.00	\$23.68	

process. The projected costs total \$458,600.

The final phase of the shoreline stabilization project for the stream beds flowing into Bass Lake between Sections 8 & 9 is included. This phase was approved by the Board of Directors earlier this year in a multi-year contract, which includes all three phases of this project and an additional project to clean out the catch basins in FY 2024-2025.

Plans include adding several equipment items. A portable pressure washer for remote cleaning of common areas and other common elements including signs, benches, playground equipment, and fishing piers. A diagnostic scanning device to assist with vehicle maintenance activities. A hydro vac machine to be used for water and sewer system repairs and some maintenance activities. Additional improvements to common grounds include extending the paved trail for open markets and complete the loop back to the General Store parking lot.

Lake improvements include updating and replacement of catch limit signs, adding a fishing pier in Section 4 on Bass Lake, and adding a boat dock on Bass Lake. The boat dock improvement project is intended to continue over a three-year period with additional boat piers added, one at Black Oak Lake and one at Sunset Lake.

Future Projects

Account Number	Description of new projects to be included Recommended to Proceed	2023-2024 Projected Cost	Per Lot Cost	
15602	Fishing Pier - Bass Lake Section #4	\$12,500.00	\$2.10	↑
19602	Shoreline Stablization - Between Sect. 8 & 9	\$160,000.00	\$26.85	↓
21303	Portable Pressure Washer	\$13,500.00	\$2.27	↑
21304	Digital Scanning Machine - Vehicle Maintenance	\$7,600.00	\$1.28	↑
21501	Extend Paving of Open Market Trail	\$33,000.00	\$5.54	A
22601	Catch Limit Signs	\$8,000.00	\$1.34	
22603	Boat Docks - Bass, Black Oak, & Sunset (over 3yrs)	\$4,000.00	\$0.67	
22701	LP Storage Tank - Service Center	\$200,000.00	\$33.57	
22901	Hydro Vac Machine - Water & Sewer Operations	\$20,000.00	\$3.36	A
Initial amount \$625,100				
		\$458,600.00	\$76.97	↓

The Association’s capital asset plans have been updated and include 4 new projects for consideration in FY 2024-2025 with a total projected cost of approximately \$577,000. They include major renovations to the beach, boat rental area, Woodhaven Lake shoreline, and an additional boat pier on Black Oak or Sunset Lake. One additional new project is listed for consideration in FY 2025-2026, which is the third boat pier of three scheduled in this budget process for an estimated cost of \$4,000.

Multiple projects are recommended to be removed from consideration until specific details on scope and cost can be obtained. They include expanded wireless services, commercial storage facilities, water shed funding, and replacement of 10” PVC solvent weld water mains. When specific details can be gathered and evaluated, the project or projects can be re-introduced and considered within a future budget process.

Two other projects have been removed from the planning process, one by referendum and one by recommendation from staff and the Committees. They included the Aquatic Splash Park, and the Beach Inflatable projects.

Reserve Funds

The Association maintains two reserve funds. The first manages the capital assets of the Woodhaven Association, including all of the items used by our subsidiary operations. The second manages the capital assets used to provide water and sewer services to our membership and a few off-property customers. Each reserve fund provides valuable information in assessing our financial condition and in establishing long-range budget and assessment plans. Each reserve plan includes three reports: projected expenditures, projected assessments, and the consolidated summary reports. The projected expenditure report lists each asset and provides estimates for replacement, useful life, and remaining useful life. An inflation factor of 4% is used to estimate each asset’s future cost. This information is used within the projected assessments report where a 5% interest rate factor is applied to estimate the annuity payments required to fund each project. This information is consolidated into the summary schedules presenting data to be compared, reviewed, and analyzed by the Board, Committees and Management.

Assessing the reserve funds is an evolving process and requires frequent adjustments for new and/or updated information. Most adjustments occur during the annual budget process and are made to provide information used to reasonably compare and assess our financial condition. The changes documented in this report are accounted for in the summary information provided for your review. With each of reserve fund, the primary objective is to maintain fund balances that are at least 30% funded during the life of the plan.

The following chart shows how the reserve plans have changed to this point in our budget process.

An evaluation of Plan #1 begins by using benchmark figures from the March 31, 2022, approved plan adjusted to include figures finalized in the March 31, 2022, audit process. They are as follows:

Fiscal Year Beg. April	Association Assets				Water & Sewer Assets			
	March 31, 2022		Recommended Plan #1		March 31, 2022		Recommended Plan #1	
	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded	Reserve Balance	Percent Funded
2021-22	\$11,452,332		\$11,452,332		\$3,045,000		\$3,045,000	
2022-23	\$11,789,477	82.81%	\$11,777,565		\$3,125,110	78.01%	\$3,123,107	
2023-24	\$11,539,195	69.95%	\$11,558,868	83.27%	\$3,318,920	66.48%	\$3,301,683	78.15%
2024-25	\$12,036,817	63.33%	\$11,389,149	67.83%	\$3,696,799	61.27%	\$3,501,093	65.70%
2025-26	\$11,374,386	55.19%	\$10,763,134	57.21%	\$4,012,597	56.92%	\$3,806,798	59.40%
2026-27	\$11,538,145	52.12%	\$10,934,074	53.11%	\$4,185,105	52.62%	\$3,971,168	53.84%
2027-28	\$11,618,121	48.90%	\$10,979,758	48.74%	\$3,558,408	44.02%	\$3,334,424	44.11%
2028-29	\$10,318,673	42.57%	\$9,744,647	41.45%	\$3,644,241	40.99%	\$3,404,547	40.57%
2029-30	\$10,960,299	41.90%	\$10,342,963	40.52%	\$3,880,708	39.24%	\$3,633,811	38.57%
2030-31	\$10,789,126	39.07%	\$10,136,923	37.39%	\$3,912,446	36.47%	\$3,667,733	35.66%
2031-32	\$10,978,858	36.81%	\$10,302,779	34.99%	\$4,209,952	35.47%	\$3,955,388	34.55%
2032-33	\$12,190,220	37.38%	\$11,668,173	36.07%	\$4,307,386	33.50%	\$4,039,087	32.42%
2033-34	\$11,525,374	33.98%	\$11,172,805	33.07%	\$4,678,432	33.02%	\$4,399,264	31.89%
2034-35	\$11,486,132	31.65%	\$10,776,013	30.12%	\$5,062,202	32.55%	\$4,771,623	31.39%
2035-36	\$12,264,684	31.39%	\$11,913,684	30.80%	\$5,433,667	32.00%	\$5,143,883	30.86%
2036-37			\$12,157,038	29.56%			\$5,533,688	30.38%
Averages	\$11,457,822	47.65%	\$10,988,572	44.58%	\$4,073,284	45.90%	\$4,033,156	43.39%

- Association Reserves – projected balance March 31, 2036, was \$12,264,684 – 31.39% funded.
- Water & Sewer Reserves – projected balance March 31, 2036, was \$5,433,667 – 32.00% funded.

Projection based on information from this budget process have impacted our estimates and the updated projections for March 31, 2036, are as follows:

- Association Reserves – the projected balance March 31, 2036, is \$11,913,684 – 30.80% funded.
- Water & Sewer Reserves – the projected balance March 31, 2036, is \$5,143,883 – 30.86% funded.

In the schedule for Association Assets, the projected reserve balance does fall slightly below 30% funded on March 31, 2037, which is the 15th year in this planning process. As we work on future budgets, additional adjustments will be required to ensure future projections remain above the 30% funded goal. One of those adjustments will occur after the 2038-2039 FY. On April 1, 2038, we will make our last payment on debt services associated with purchasing the water and sewer system assets. Beginning in 2039, the \$62 allocated for debt services will no longer be part of the assessment which will provide the Association with opportunities to plan for and allocate funding to accomplish the funding goals for the Association Reserve Funds.

Future Assessment Plans

Several charts and schedules provided within this portion of the report have been updated to present information on our long-term assessment plans.

Woodhaven Association Long-Range Assessment Plan - Lots without Sewer Service								
Fiscal Year	Oper. & Lot Funds	Restricted Fund	W & S Operations	W & S Restricted	Disaster Recovery	Debt Services	Total Assmt.	Percent Change
2008-2009	527	148	41	60	0	89	865	
2009-2010	537	146	41	52	0	89	865	0.00%
2010-2011	541	127	41	45	0	111	865	0.00%
2011-2012	537	229	41	45	0	100	952	10.06%
2012-2013	573	187	41	48	0	103	952	0.00%
2013-2014	590	166	41	48	0	107	952	0.00%
2014-2015	613	210	42	48	0	87	1,000	5.04%
2015-2016	640	237	42	44	0	37	1,000	0.00%
2016-2017	673	164	43	44	45	31	1,000	0.00%
2017-2018	705	236	44	44	45	31	1,105	10.50%
2018-2019	713	228	44	44	45	31	1,105	0.00%
2019-2020	743	197	45	44	45	31	1,105	0.00%
2020-2021	873	210	46	30	45	31	1,235	11.76%
2021-2022	918	164	47	30	45	31	1,235	0.00%
2022-2023	988	138	48	30	0	31	1,235	0.00%
2023-2024	<u>1,030</u>	<u>236</u>	<u>48</u>	30	0	31	<u>1,375</u>	11.34%
2024-2025	<u>1,080</u>	<u>185</u>	<u>49</u>	30	0	31	<u>1,375</u>	0.00%
2025-2026	<u>1,127</u>	<u>138</u>	<u>49</u>	30	0	31	<u>1,375</u>	0.00%
2026-2027	<u>1,166</u>	<u>243</u>	<u>50</u>	30	0	31	<u>1,520</u>	10.55%
2027-2028	<u>1,230</u>	<u>179</u>	<u>50</u>	30	0	31	<u>1,520</u>	0.00%
2028-2029	<u>1,276</u>	<u>132</u>	<u>51</u>	30	0	31	<u>1,520</u>	0.00%
2029-2030	<u>1,314</u>	<u>254</u>	<u>51</u>	30	0	31	<u>1,680</u>	10.53%
2030-2031	<u>1,362</u>	<u>204</u>	<u>52</u>	31	0	31	<u>1,680</u>	0.00%
2031-2032	<u>1,410</u>	<u>156</u>	<u>52</u>	31	0	31	<u>1,680</u>	0.00%
2032-2033	<u>1,465</u>	<u>275</u>	<u>53</u>	31	0	31	<u>1,855</u>	10.42%
2033-2034	<u>1,512</u>	<u>228</u>	<u>53</u>	31	0	31	<u>1,855</u>	0.00%
2034-2035	<u>1,560</u>	<u>179</u>	<u>54</u>	31	0	31	<u>1,855</u>	0.00%
2035-2036	<u>1,610</u>	<u>304</u>	<u>54</u>	31	0	31	<u>2,030</u>	9.43%
2036-2037	<u>1,660</u>	<u>253</u>	<u>55</u>	31	0	31	<u>2,030</u>	0.00%
2037-2038	<u>1,710</u>	<u>203</u>	<u>55</u>	31	0	31	<u>2,030</u>	0.00%
					Average Percent Increase			3.09%

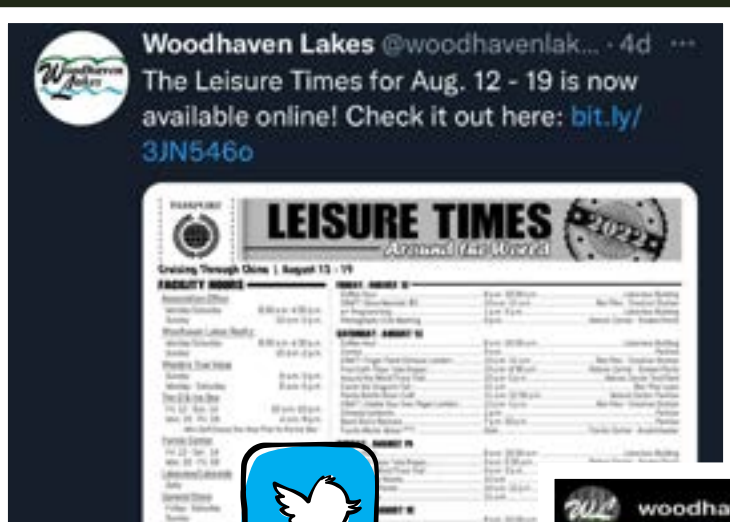
financial activities and focusing on the fiduciary responsibilities we have to this organization.

Disclaimer: The information provided in this document is based on estimates, projections, and other calculations made by the administration of the Association (its Management, Board of Directors, and Committee Members). This information represents our best efforts in projecting the future needs of the Association. However, we know the actual results will vary from the estimates provided and it is possible future variations could be material. For this reason, the information and conclusions made in this report are subject to change and may be materially adjusted by the future administrations of this Association.

For More Information

Copies of the 2023-2024 budget information are available at this budget hearing and will also be available for review at the Association Office. If you plan on viewing the information at the Association Office, please call to schedule an appointment. The budget will also be posted on the Association's website and will be available on the password protected pages provide for our Property Owners. In addition, Property Owners interested in obtaining more information on this process are encouraged to attend Board, Finance and Facilities Planning Committee Meetings.

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board action report

The following actions were taken or reported by the Board of Directors at their October 11th, 2022 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the November 2nd meeting.*

- 1. Motion was made to approve the September 26, 2022 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
- 2. Motion was made to approve the September 26, 2022 – Board of Directors’ Executive Session. Motion passed unanimously.
- 3. Motion was made to remove item 1. Furnace Replacement at the General Store and item 2. Water Heater Replacement at the General Store from New Business until more information is received on these topics. Motion passed unanimously.
- 4. Motion was made to approve the ESAC Board of Review Recommendations from October 1, 2022, as presented with the following corrections: Section 17 Lot 94 is a first citation, not a fourth, and the fine will stand as issued; recommendation for Section 18 Lot 98 needs the word “recommend” added “before nuisance abatement”; and the minutes need to indicate Randy Koehler was present at the meeting. Motion passed unanimously.
- 5. Motion was made to approve the Public Safety Board of Review Recommendations from October 11, 2022, as presented. Motion passed unanimously.

The following actions were taken or reported by the Board of Directors at their November 2nd, 2022 Meeting. *Full meeting minutes will be posted to the Members tab on our website after approval at the November 14th meeting.*

- 1. Motion was made to approve the October 11, 2022 – Board of Directors’ Meeting Minutes. Motion passed unanimously.
- 2. Motion was made to accept the recommendations for the 2023 -2024 Budget from the Finance and Facilities Planning Committee for the proposed assessment amounts of \$1,495 on lots with sewer and \$1,375 on lots without sewer. Also proposing to amend the printing processes associated with the Woodhaven News based on information presented at tonight’s meeting, November 2, 2022. Woodhaven News recommendation is to convert to a digital format and continue exploring the potential of fee-based services for consideration at a future date and time. 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.

December		
13th	Board of Directors’ Meeting via Zoom	7:00 p.m.
January		
10th	Board of Directors’ Meeting, NIU Conference Center	7:00 p.m.
16th	Finance Committee Meeting	
23rd	Board of Directors’ Meeting, NIU Conference Center	7:00 p.m.

PRIME SOLUTIONS



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ROOM ADDITIONS

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- Covered Porches

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WOODHAVEN PROPERTY OWNERS



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

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

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bakerins@frontier.com

JULIE (BAKER) MOREY
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& Grateful for
You & Your
Patronage!

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



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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DECEMBER

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY																																																	
<div><div>NOVEMBER</div><table><tr><td>M</td><td>T</td><td>W</td><td>Th</td><td>F</td><td>S</td><td>Su</td></tr><tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr><tr><td>14</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr><tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr><tr><td>29</td><td>30</td><td></td><td></td><td></td><td></td><td></td></tr></table></div>							M	T	W	Th	F	S	Su		1	2	3	4	5	6	7	8	9	10	11	12	13	14	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30												
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RECREATION & ACTIVITIES

North Pole Express

STARTING NOVEMBER 18TH

Parents! This is an opportunity for your child to receive their very own personalized letter from Santa Claus! Woodhaven’s North Pole Express serves as a link between Woodhaven’s Property Owners and the North Pole. The North Pole Express will begin accepting letters on November 18th. Simply mail your child’s letter to:

Woodhaven Lakes Association
North Pole Express
P.O. Box 110
Sublette, Illinois 61367

Make sure your child’s name, age and address, are included. More information about each child is also welcome, so that letters can be personalized. The more information provided; the easier it is for Santa to personalize! Deadline is December 14th. The popularity of this program has grown rapidly! Be sure to get your letters in early!

Mark Your Calendars

November 18th, 2022 North Pole Express Opens
December 14th, 2022 North Pole Express Closes
February 4th, 2023 Cabin Fever Festival
April 1st, 2023 Egg Celebration
April 29-30th, 2023 Spring Fling
May 27-29th, 2023 Memorial Day Weekend
July 1st -2nd 2023 Independence Day Weekend
August 5-6th, 2023..... Main Event Weekend
September 2nd-3rd 2023..... Labor Day Weekend
October 7-9th 2023 Fall Fest Weekend
October 21st, 2023..... Children’s Halloween Party
October 22nd, 2023 Boohaven 5K/3K Race

BOOHAVEN 5K RESULTS

Overall	Name	City	Bib No	Age	Gend	AG Place	Time	Pace
1	Dagen Setchell	Mendota IL	1109	16	M	1: 14-19	18:38.8	6:01/M
2	Blake Sanders		1098	17	M	2: 14-19	20:01.1	6:27/M
3	Joseph Egan	Oak Park IL	1969	16	M	3: 14-19	20:03.6	6:28/M
4	Maddox Juergens		1079	14	M	4: 14-19	20:35.1	6:38/M
5	Rusty Sergeant		1092	51	M	1: 50-59	21:42.9	7:00/M
6	Devin Duffin		1100	13	M	1: 0-13	21:50.1	7:03/M
7	Chase Juergens		1078	12	M	2: 0-13	22:10.1	7:09/M
8	Saul Silveyra		1077	30	M	1: 30-39	22:25.4	7:14/M
9	Elias Martinez		1070	50	M	2: 50-59	23:29.4	7:35/M
10	Michelle Vargas		1072	41	F	1: 40-49	23:32.1	7:36/M
11	Ken hannah		1113	49	M	1: 40-49	24:27.3	7:53/M
12	Sam Vargas		1073	42	M	2: 40-49	25:21.5	8:11/M
13	skylyn worden		1112	12	F	1: 0-13	26:15.6	8:28/M
14	matthew zuccarelli		1104	17	M	5: 14-19	26:58.7	8:42/M
15	Mario Klinko		1973	12	M	3: 0-13	27:01.0	8:43/M
16	Ava Muston		1963	12	F	2: 0-13	27:01.9	8:43/M
17	Bobby Marek		1977	37	M	2: 30-39	27:05.3	8:44/M
18	William Tworek	Westchester IL	1947	60	M	1: 60-99	27:17.5	8:48/M
19	Patrick Egan	Oak Park IL	1968	67	M	2: 60-99	27:24.8	8:51/M
20	Chuck Spellman		1097	36	M	3: 30-39	27:41.7	8:56/M
21	Dennis Delgado		1071	39	M	4: 30-39	28:27.5	9:11/M
22	MaryBeth Potthoff	Peru IL	1114	63	F	1: 60-99	28:30.3	9:12/M
23	Martha Bravo	Melrose Park IL	1108	44	F	2: 40-49	29:10.8	9:25/M
24	Cesar Medina		1107	46	M	3: 40-49	30:04.9	9:42/M
25	Daniel Darrow		1106	26	M	1: 20-29	30:26.5	9:49/M
26	Grayce Sergeant		1094	15	F	1: 14-19	30:32.9	9:51/M
27	Marco Arroyo		1101	30	M	5: 30-39	30:47.2	9:56/M
28	Dennis Zuccarelli		1964	53	M	3: 50-59	32:06.1	10:21/M
29	America Villalba		1099	40	F	3: 40-49	32:24.3	10:27/M
30	Rwan Velazquez		1961	28	F	1: 20-29	32:52.2	10:36/M
31	Lauren Pearson		1970	42	F	4: 40-49	33:23.3	10:46/M
32	Tim Pearson		1971	47	M	4: 40-49	33:24.0	10:46/M
33	Kristin Fase		1103	42	F	5: 40-49	34:43.1	11:12/M
34	Jill bollis	LaSalle IL	1115	53	F	1: 50-59	35:26.4	11:26/M
35	Amy Veugeler		1965	49	F	6: 40-49	36:12.5	11:41/M
36	irma ruiz		1111	54	F	2: 50-59	37:45.8	12:11/M
37	Janine Sobin	Spring Valley IL	1116	60	F	2: 60-99	39:08.5	12:38/M
38	Emily O'louhlin		1089	19	F	2: 14-19	40:02.5	12:55/M
39	Lucca Sweetser		1090	19	M	6: 14-19	40:02.5	12:55/M
40	Jaxon Sergeant	Muskego WI	1093	13	M	4: 0-13	40:28.3	13:03/M
41	Tina Sergeant	Muskego WI	1091	49	F	7: 40-49	40:36.4	13:06/M
42	Kenneth Blank		1962	64	M	3: 60-99	40:46.2	13:09/M
43	Theresa hart		1117	60	F	3: 60-99	41:10.7	13:17/M
44	Marsha zeglis	SPRING VALLEY IL	1118	67	F	4: 60-99	41:11.1	13:17/M
45	Olivia contreras		1096	13	F	3: 0-13	41:39.7	13:26/M
46	Vanessa Garcia		1076	26	F	2: 20-29	42:10.6	13:36/M
47	jesse carabez		1110	13	M	5: 0-13	42:11.1	13:37/M

Overall	Name	City	Bib No	Age	Gend	AG Place	Time	Pace
48	Andreas Klinko		1972	41	M	5: 40-49	43:13.4	13:57/M
49	Adam Jahovic		1976	31	M	6: 30-39	43:13.9	13:57/M
50	Leticia Balnius		1095	52	F	3: 50-59	44:30.6	14:21/M
51	Kathy Johnson		1087	59	F	4: 50-59	45:40.9	14:44/M
52	Carrie Rauwolf		1088	52	F	5: 50-59	45:41.2	14:44/M
53	Jenny Alvarado		1946	58	F	6: 50-59	46:29.1	15:00/M
54	Roselle Baracoso		1105	27	F	3: 20-29	47:28.4	15:19/M
55	Catherine Nelson	Romeoville IL	1966	52	F	7: 50-59	49:33.7	15:59/M
56	James Nelson	Romeoville IL	1967	52	M	4: 50-59	49:34.7	16:00/M
57	Rose Gonzalez		1075	61	F	5: 60-99	51:44.9	16:42/M
58	Christine Bascom		1074	61	F	6: 60-99	51:44.9	16:42/M
59	Mia klinko		1975	8	F	4: 0-13	53:21.5	17:13/M
60	Julie Klinko		1974	41	F	8: 40-49	53:21.8	17:13/M

TRUNK OR TREAT



welcome new property owners - october

"Welcome" to all our new Woodhaven Property Owners and families.

Sec/Lot	Name	City	State
2/162	JUANITA MENDOZA	WILLOWBROOK	IL
2/239	TYSON & RACHEL JUERGENS	WATERFORD	WI
5/138	MICHAEL PAWLIK	WHEATON	IL
5/317	HENRYK TURZANSKI	CHICAGO	IL
6/44	CLAUDIO & VICTORIA GARCIA	CHICAGO	IL
7/196	MALCOLM & CYNTHIA TALLUNGAN	LAKE IN THE HILLS	IL
10/200	MARY & PATRIZIA STRAVOGENIS	NAPERVILLE	IL
10/211	STEPHEN DRWAL & SUSAN TRIMARCO	CAROL STREAM	IL
10/314	MARIA CABRAL	BURR RIDGE	IL
11/98	AMY FINEOUT & TERRILL REYNOLDS	MAYWOOD	IL
11/257	THOMAS JANETSKE & TAMARA SAWICKI	HINDSDALE	IL
12/23	SANTOS & SIVIA GOMEZ	THONOTOSASSA	FL
15/81	PETER & SARAH AARESTAD	CHICAGO	IL
16/93	ALVIN & DELIANA GONZALEZ	MONTGOMERY	IL
17/83	RICHARD BULAVA	VOLO	IL
17/174	ROTUNDA ROBERSON	SHOREWOOD	IL
17/227	ZOE FREY	VILLA PARK	IL
17/269	RADOSLAW & DAGMARA GANDERA	CHICAGO	IL
24/25	RAMONA STELLA & STEVEN STOCKSTILL	CICERO	IL
24/145	LINDA LOPEZ & RALPH TAMEZ	VOLO/CHICAGO	IL
25/130	ROBERT SERRANO	CHICAGO	IL
27/34	BRAD BROWN	DES PLAINES	IL
28/28	CYNTHIA & GENENINA LEAL	CHICAGO	IL
29/40	JOHN & RUTH COSTELLO	SYCAMORE	IL

section representatives & alternates

SECTION	REPRESENTATIVE	ALTERNATE
Section 1	Nancy Nieslawski	Alex Esparzal
Section 2	Pat Sirbas	Jane Elliott
Section 3	Maria Dellegrazio	Judy Gonzalez
Section 4	Gregg Swanstrom	Pam Smith
Section 5	Marcia Kosowski	Diane Koeppel
Section 6	Michael Flanigan	Pat Winters
Section 7	Karen Larson	Lee Patterson
Section 8	Linda Smith	Mary Muir
Section 9	Jack Meyers	
Section 10	Bob Palatine	Tony Lona
Section 11	Dawn Anama	Rose Galarza
Section 12	Heather Hansen	
Section 13	Shannon Eaden	
Section 14	Jeraldine Elliott	
Section 15	Nancy Jackson	Elaine Ayres
Section 16	Ernest Mitchell	Janice Pepoon
Section 17	Jose Navarro	Darlene Singleton
Section 18	Rosemary Colness	Joanne Lencki
Section 19		
Section 20		
Section 21	Todd Moffett	Shaunta Stocking
Section 22	Kathy Brush	Kim Gibas
Section 23	Brenda Kriss	Rita Olsen
Section 24	Laurie Picha	Phyllis Sippel
Section 25		
Section 26	Angel Flores	
Section 27	Charlene Hill	
Section 28		
Section 29	Christine Pontrelli	Patrice Reimann

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public safety citations - september

Sec/Lot	Owner/Guest	Offense
6/6	Owner	Speeding 30 mph in a posted 20 mph zone
17/185	Guest	Speeding 29 mph in a posted 20 mph zone
19/2	Owner	Prevention of Noise-Squealing Vehicle Tires
24/51	Owner	Speeding 31 mph in a posted 20 mph zone
25/55	Owner	Speeding 36 mph in a posted 20 mph zone
26/117	Guest	Speeding 31 mph in a posted 20 mph zone
26/43	Guest	Speeding 32 mph in a posted 20 mph zone
26/109	Guest	Speeding 35 mph in a posted 20 mph zone
28/32	Guest	Speeding 35 mph in a posted 20 mph zone
Contractor		Burning outside of a firepit

registered sex offender list

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



Open Daily Tuesday-Sunday

Outdoor Patio Golden Tee 2017 Big Screen TVs Gaming Machines
Lunch & Dinner Specials Darts Daily Drink Specials

esac citations - october	
Sec/Lot	Violation
1/112	RV seams open; damaged RV siding; RV door missing trim
2/104	Broken window on room; RV compartment door not secure
2/149	Building materials – patio blocks, pallets
2/251	Bldg mat – lumber, blocks; inapp storage – open bucket/debris
2/271	Flex line not secured to sewer inlet; bldg mat – lumber, timbers
2/285	Flex line buried/not connected to RV; plastic over overhead
2/288	Over 400 sq ft of patio on lot
3/3	No cap on sewer inlet; shed roof deteriorated; deck rotten
4/1	Two exposed wires; shed roof damaged; broken windows on RV
4/176	Exposed wire on shed; bldg mat – metal roofing, blocks, lattice
4/217	Rotten wood on shed; RV seams open; RV roof vent damaged
5/33	Registration on truck expired 1/31/21; bldg material – lumber
5/116	No permit for locker; hole in deck; bldg materials-boards, spindle
5/157	RV awning damaged; open area on deck; bldg materials-timbers
5/178	Damaged siding on room; shed corner open; no registration
5/245	No permit to replace overhead
5/335	RV tip-out seam open; floor of tip-out falling
5/431	Lights/wood rack over 431/430 line; bldg mat- pallets, conduit
6/114	Room cond – broken window, soffit/gutter damage; shed cond
8/34	Multiple extension cords plugged in; bldg mat – vinyl pieces
8/67	Building materials – fence panels
9/155	Patio over 155/154 line; items in out lot; damaged RV skirting
9/177	Deck railing damaged; RV siding damaged; bldg materials
9/178	Deck less than 7' from side; deck damaged; no cap on sewer
10/202	Registration on car expired 3/31/22; RV/deck skirting damaged
11/118	No permit for RV; holes/rotten wood on room; damaged gutter
11/233	RV compartment door damaged
11/256	Exposed wire to light; rotten wood on shed
11/273	RV cord buried; room/shed roofs deteriorated; rotten wood
12/64	Rotten wood on shed
12/65	Hole/rotten wood on shed; rotten wood on patio; RV door trim
14/78	Cement over 3" above grade; bldg mat – lumber, plywood, block
15/12	Tarp over portable overhead frame; no cover on sink
15/25	No cap on RV port
15/68	Fire pit & drive over lot line; exposed wire at meter; bldg mat
15/80	Hole/rotten wood on shed; shed roof damaged
17/51	RV condition; rotten wood on shed; exp registration on van
17/154	Sewer inlet damaged; spray foam on shed
17/191	Fence around room; tarp over room; extension cord plugged in
17/192	Tarps on RV, room; broken window on room; shed roof damaged
17/288	Open area in face plate of meter; broken window on RV
19/19	Building materials – lumber, fire pit blocks
21/26	No permit for lockers; three lockers on lot; van plate exp
21/96	Open areas in skirting; retaining wall deteriorated
21/115	Deck retaining wall deteriorated
22/15	RV less than 7' from line; exposed wood on shed; bldg materials
22/67	Patio less than 5' from rear line; motor RV plate expired
22/172	Open area in face plate of meter box
23/60	Rotten wood on shed
23/154	RV door trim damaged; rotten wood on shed; bldg materials
24/21	Building materials – fire pit blocks
24/184	Hole/rotten wood on overhead
24/187	Building materials – lattice, plywood, wooden post
24/191	Room permit expired; siding not completed; building materials
24/193	Broken windows on RV; appears interior damage to RV
24/240	Building materials – blocks, steps
25/59	Exposed wires under overhead
26/126	Rotten wood on room; hole in shed; hole in overhead
26/156	Flex lines not connected to sewer inlet
26/218	Broken window on RV
27/37	PVC sewer elbow cracked; tarp over RV
27/41	Exposed wire between floor and conduit
28/6	Building materials – blocks
29/28	Permit to reside room expired; siding not complete; bldg mat
29/218	RV seam open; asphalt roofing on RV; tip-out floor rotten
29/310	Siding missing from room; broken window on room

Woodhaven Lakes Realty

815-849-5476

Last updated: 11/16/2022

Please Call for an Appointment

Monday-Friday | 8:30 a.m.-4:30 p.m.

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

Bonita Willis - ePRO, C2EX, Designated Managing Realtor®

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

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

Justin Wiley - Realtor® Broker
815-849-5390 | JWiley@woodhavenassociation.com

1002 8th Ave



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. **\$65,999.**

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! **\$314,900**

305 W Washington

REDUCED



LaMoille

Don't miss out on this pristine, open floor plan situated in a quiet neighborhood! Home was custom built for the original owner who kept home in like-new condition, and it shows! Main floor has 3 bedrooms, full bath with jet tub, separate shower and laundry, and open kitchen/living/dining area. Kitchen boasts beautiful oak cabinetry and new hardware as well as new appliances. Basement features a family room, full bath, 2 bedrooms, and storage/work space. Enjoy the outdoors on the 3-tiered deck with pergola in private backyard surrounded by over 30 mature spruce trees. Plenty of storage between closets, basement, and under-deck shed. **\$194,900**

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

resource news



jerry corcoran | resource manager

Reminder that Loose-Leaf Pickup Ends November 30

Loose-leaf pickup season runs November 1 through November 30 and in the spring April 15 – May 31.

- Rake leaves, grass clippings, pine needles, and other leafy materials to the front of your lot along the road in a windrow.
- Leaf piles should be within 5 feet of the roadway but not blocking or obstructing traffic. The vacuum has limited reach.
- Be sure no debris other than leaves is in the leaf piles.
- Brush pickup continues once a week through November 30.

Property Owners wanting to utilize these services for fall pickup are instructed to sign up at one of 3 locations on property.

- This is the same procedure used in all landscape waste pick up.
- The sign-up sheets are located at the True Value Store, Administration Receptionist Desk, and Gate. Sign-up is also available on the app.
- We ask that information written down be legible since it must be transferred to another worksheet that is given to the vacuum operators.

Please contact the Resource Department should you have questions or concerns relating to landscape waste pickup.



Bait Machine Operation

With the bait shop closed as of October 31 for the season, the bait machine will be in operation throughout the fall/winter

Have You Removed Your Boat from Lake Storage and Common Areas?

With old man winter already threatening what is to come, this is a final reminder to pick up your boats from the lake storage areas as well as all common areas around the lakes prior to December 1. According to the Association Rules and Regulations, all watercraft stored at the designated storage areas or any common area adjacent to the lakes must be removed between December 1 and March 1. By doing so, those boats that are abandoned can be identified and steps can be taken to locate the owner. In addition, routine maintenance can be performed on the storage areas. This is also a good time for watercraft owners to make sure that the registration sticker is current, and the section/lot numbers are affixed to the outside of the boat. Staff will pick up remaining boats after December 1. Notification letters will be sent out to the owners of boats if the section/lot number appears on the outside of the boat. To reclaim a boat picked up by staff, contact Jerry Corcoran at the number below as soon as possible. Owners will be required to provide proof of ownership along with payment of fees related to pick up and storage. Any boats not claimed will be auctioned off after a period of one year. Please take time this fall to pick up your boats from all common areas. If you have questions concerning this matter, please contact the Resource Department at (815) 849-5209 extension 305.



Figure 1 8-10 inch walleye were swimming away from the boat launch at Woodhaven Lake on October 31 following release. There were a total of 274 fish released.

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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

LANDSCAPE WASTE LOT-to-LOT PICKUP PROCEDURE

LEAVES

VACUUM

April 15-May 31

- the vacuum can pick up loose leaves, grass clippings, pine needles, and leafy garden plants.
- pile at front of lot in 1 or more windrows
- sticks, rocks, and heavy soil cannot be mixed with leaves
- cold fire pit ashes are to be bagged

BRUSH

April 15-November 30

WEDNESDAYS

Brush should be stacked parallel to the road at the front of your lot.

PAPER BAGS ONLY

June 1-October 31

Only leaves, grass clippings, pine needles, and cold ashes may be placed in paper bags at the front of the lot. Each bag should be light enough to be picked up by one person.

VACUUM

November 1-November 30

- the vacuum can pick up loose leaves, grass clippings, pine needles, and leafy garden plants.
- pile at front of lot in 1 or more windrows
- sticks, rocks, and heavy soil cannot be mixed with leaves
- cold fire pit ashes are to be bagged

Pickup of Landscape Waste is by Sign Up ONLY

Sign up sheets will be located at:

- The Association Office
- Woody's True Value
- Woody's General Store
- Main Gate
- Woodhaven Lakes Mobile App

Each lot to be picked up must be signed up.

Questions regarding landscape waste pickup can be directed to the Resource Department.

Refrain from placing any landscape waste in or alongside dumpsters that are located throughout property. A \$100 fine will be imposed for those engaging in this practice.

Woodhaven Lakes Realty

The leaves are falling, and the temperatures have started dropping. With Thanksgiving quickly approaching winter will soon be here. This enters a time of year many customers believe **Woodhaven Lakes Realty** doesn't sell; but that is far from the case. Our sales staff is present all year long, and available to list and show throughout that time. We market our listing the same way all year long. Once the snowflakes cover the ground we merely put on our boots and hats and continue the search for your dream getaway.

With that there are some things to consider, both as a seller and a buyer. First, we would never ask you to put your property in harms way. If your winterizing process includes pulling in your slide-outs or tarping your travel trailer **Woodhaven Lakes Realty** has options to adjust for your needs. We would of course point out the level of care and diligence you take with your property in assuring that it maintains its integrity and usability. We would be sure to let potential buyers know why someone chooses to do those things, and the benefits of those choices; and that extra care taken may even be a factor in the buyer's decision. We may need to postpone showing until a tarp is removed, but we could still promote and market the property,

Another integral factor in our process is always safety. That is the safety of our buyers, sellers, and brokers. For that reason, **Woodhaven Lakes Realty** takes special care in the winter. A beautiful, covered deck can be a great selling point, but it can also be the last place snow and ice melt, leaving a potentially hazardous surface to maneuver past. Many of our roads at Woodhaven also have a lovely shade of trees and sun blocks meaning they can be treacherous as well. This may cause a short-lived delay in scheduling, or possibly a longer showing time when out on property. It does not mean you have to wait until spring though to find a great Woodhaven property.

We ask that you appreciate our front-line interpretation of current conditions and be patient when scheduling in the harsh winter months. We want to help you find your perfect getaway as expeditiously as possible, but **Woodhaven Lakes Realty** would never put that before your safety. Please be sure to understand that being present on property every day affords us a firsthand look at the conditions and although your neighborhood may be very accessible, out listings may need a day or two to thaw out after a heavy snow or ice episode.

We look forward to working with you, all year long. Contact us soon – **Woodhaven Lakes Realty** (815)849-5476.




www.woodhavenlakes.com/wlri



815-849-5476
woodhavenlakes.com/wlri
Monday-Friday | 8:30am -4:30pm
Saturday | 10 am-2 pm


please call for an appointment

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Deb Schultz
VP / LOAN OFFICER
NMLS# 719170



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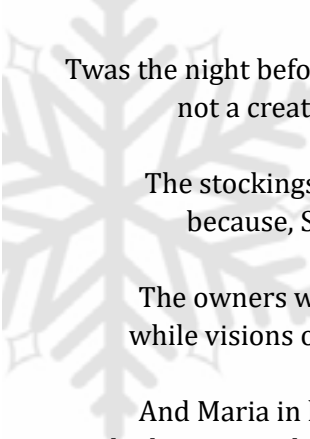
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Twas the Night Before Christmas, at Woodhaven



Twas the night before Christmas when all through the park
not a creature was stirring, boy is it dark.

The stockings were hung at home, it was clear,
because, St. Nicholas, we can't live here.

The owners were nestled all snug in their beds,
while visions of lifeguards danced in their heads.

And Maria in her 'sweats, and Joe in his flannel,
had just snuggled in to watch the Hallmark channel.

When out in the 'burbs there arose such a clatter,
They checked their phones to see what was the matter.

They logged onto Facebook as quick as they could,
then texted the whole section of their getaway neighborhood.

The moon shining bright in their urban setting
gave no hint of the trouble the big guy would be getting.

When, what to their wondering ear should they hear,
but another raucous at the park they hold dear.

So, they jumped online to look really quick,
And saw the live stream of our visitor, St. Nick.

His sleigh approached the gate at a speed so fast,
he figured he could get in, why would he need a pass?
"Now Marissa, Now Chris!
Now, Michelle and Jordan
Please, Shannon! Please Sara!
Please, Rex or Lauren!
Open the gate!
I don't have a pass!
I just want a peek!
I'll go really fast!"

As the gate held tight the wind started to blow,
Santa gets red in the face when his way things don't go.

"You must have a pass, are you an Owner or guest?"
asked the attendant on duty, Debbie would have been impressed.

With the rules they held fast, they would not let him enter
Even Santa needs a pass or an appointment with a Realtor.

As he pulled back the reindeer and was preparing to retreat,
Rudolph's nose flashed a signal no one else could repeat.

Little did they know, it was a sign to the team,
to help their dear Santa find the place of his dreams.

A late-night appointment, even after the dark
but he had a tight schedule and hoped a broker was still in the park.

His eyes-how they twinkled! His nose like a cherry!
He had properties to see with Sal, Justin, or Mary.

He walked to the door and was about to knock,
when he saw through the window a Broker in shock.

She had always loved Christmas and all the cheer,
but never imagined she'd meet Santa and his reindeer.

He had a list well organized, which made it slight,
so she jumped in his sleigh, and they headed into the night.

He liked this one's kitchen, and that one's yard,
the time was ticking, but the decision was hard.

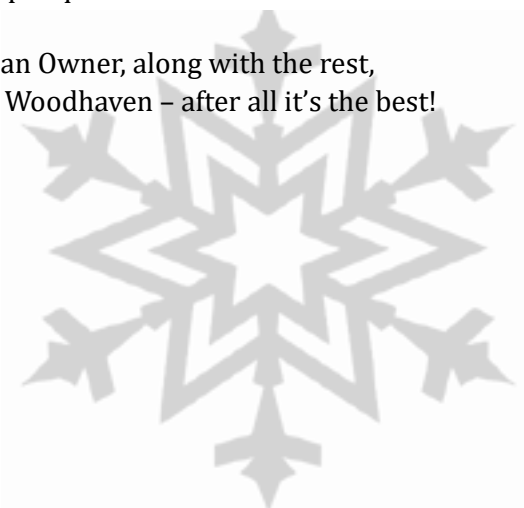
A wink of his eye and the last of the list
soon let her know, it was for this one he wished.

They wrote up the offer, it was presented on the spot,
they had to move quickly, it was all the time he's got.

His offer was generous, nothing less than expected,
the sellers would have been foolish had they rejected.

He closed in two weeks, when time better allowed,
we had to keep it quiet to not draw a crowd.

So now he's an Owner, along with the rest,
even Santa Loves Woodhaven - after all it's the best!



Snow & Ice Control Procedures

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





Section 11. Snowmobiles (4/17)

- A. A minimum of 4" of snow is required to open the snowmobile trails.
- B. Snowmobile usage shall be limited to those areas designated for their use by the Association.
- C. Operation of snowmobiles shall, at all times, be in compliance with those laws set forth by the state of Illinois and the Association's Rules and Regulations as listed in Article II.
 - 1. Snowmobile operation is not allowed on any lake or pond.
 - 2. Hours of operation:
 - » Monday-Thursday: 7:00 a.m. to Midnight
 - » Friday-Sunday: 7:00 a.m. to 1:00 a.m.
 - » Holidays: 7:00 a.m. to 1:00 a.m.
 - » Entering property by snowmobile after the set times the trails are closed is permitted for the sole purpose of traveling to the Owner's Campsite.
- D. Snowmobile operators are allowed to use roadways only for the purpose of going to trail areas and entering/exiting property.
- E. Management reserves the right to close any trail or area due to hazardous conditions.



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Sec 1, Lot 16 - \$38,000



Sec 1, Lot 49 - \$47,500



Sec 1, Lot 50 - \$39,000



Sec 1, Lot 97 - \$25,000



Sec 2, Lot 10 - \$44,000



Sec 3, Lot 90 - \$99,000



Sec 4, Lot 87 - \$59,999



Sec 4, Lot 90 - \$49,900



Sec 5, Lot 110 - \$19,500



Sec 5, Lot 156 - \$42,000



Sec 5, Lot 178 - \$22,500



Sec 5, Lot 387 - \$32,500



Sec 5, Lot 405 - \$55,000



Sec 6, Lot 74 - \$12,500



Sec 8, Lot 53 - \$39,900



Sec 10, Lot 80 - \$18,000



Sec 10, Lot 133 - \$14,000



Sec 10, Lot 196 - \$64,900



Sec 11, Lot 14 - \$15,000



Sec 14, Lot 29 - \$43,000



Sec 15, Lot 131 - \$55,000



Sec 16, Lot 211 - \$85,000



Sec 17, Lot 96 - \$24,500



Sec 21, Lot 16 - \$15,000



Sec 21, Lot 96 - \$24,000



Sec 21, Lot 149 - \$23,500



Sec 21, Lot 272 - \$59,999



Sec 23, Lot 30 - \$70,000



Sec 23, Lot 166 - \$79,500

Thinking of
selling?
Give one of our
agents a call!

Sec 2, Lot 35.....PENDING
Sec 2, Lot 162.....SOLD
Sec 3, Lots 31&32.....SOLD
Sec 5, Lot 138.....SOLD

Sec 5, Lot 378.....PENDING
Sec 7, Lots 61 & 62.....PENDING
Sec 7, Lot 136.....PENDING
Sec 10, Lot 200.....SOLD

Sec 10, Lot 211.....SOLD
Sec 13, Lots 36 & 37.....SOLD
Sec 16, Lot 197.....SOLD
Sec 23, Lot 92.....PENDING

Sec 24, Lot 25.....SOLD
Sec 26, Lot 215.....PENDING
Sec 27, Lot 34.....SOLD
Sec 28, Lot 28.....SOLD

****Property status is as
of Nov. 5, 2022****



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Sec 23, Lot 195 - \$20,000



Sec 23, Lot 196 - \$20,000



Sec 27, Lot 72 - \$45,000



Sec 27, Lot 145 - \$52,000



Sec 29, Lot 234 - \$37,500

Land to Build On



917-919 Missouri Dr., Dixon
\$14,000



00 Liberty/Prospect St.,
Arlington \$20,000

Commercial Listings



**4 W. Division St.,
Amboy - \$109,500**

Great 1900 sq ft building on approximately 1/2 acre, that can be used for storage, office, or store front. There is blacktop for parking in front and grassy area in back for storage or conversion to more parking. This property is being sold AS IS.

Park Model and Trailer Only



Beautiful 1997 Skylark Park Model. This model has had a new roof, New hot water heater, and new toilet, all within the last 6 months. Call to schedule a showing today. You will be responsible for tow and set-up on your lot.

\$27,500



1998 Jayco 30th Anniversary edition 30 foot travel trailer. Solid wood cabinets, queen bed in front and bunk beds in the back Couch and dining bench turn into additional beds. Newer tires. Awning, LP tank A/C and Heat. No slideouts. Relief valve on hot water heater not working. May have arctic package.

\$16,500

**Thinking of selling?
Give one of our agents a call!**

Residential Listings



**799 Searls
Rd., Amboy -
\$234,900**

Charming country property! This ranch style home sits on 6.69 ac and features 3 bedroom, 2 bath's, open living room, dining and kitchen area, heat sensor detectors, GFA/central air. Relax by the gas fireplace! 2.5 car garage, full basement, metal roof 2016, all appliances stay except microwave. Fence around back of property. Machine shed with electric and a few outbuildings.



**901 S. 3rd
St., Ashton -
\$179,900**

Gorgeous Ranch style home on a corner lot. All ready for you to move into. Features 4 bedrooms and 3 baths. Open floor plan with vaulted ceilings, kitchen with bar area, bar stools and microwave, dining area and living room. Full finished basement with family room and egress window, rec room, 4th bedroom with large closet and a huge bathroom with double vanity and heated floor. Attached 2 car garage. Steel roof on home 2019. hot water heater 2017, back up sump pump 2017, waterproof flooring in basement 2017, replaced all upstairs carpet except kitchen 2019, walk in tub 2018, water softener 2020, water house filter 2020, heat in garage 2020, updated kitchen faucet 2020, new decking floor 2021, ejector sewer pump 2021.



**146 W. Park,
Amboy -
\$133,500**

4 Beautiful lots on a corner in Amboy. This 1/5 story home has been completely remodeled. Features 4 bedrooms, 1 bath, living room with electric wall fireplace and rope lighting around crown molding, first floor laundry, dream kitchen with garbage disposal, pantry and crown molding on ceiling, open room upstairs for enjoyment, 1 car detached garage, central air, heat, roof redone in 2019. Call today for a showing!



**221 N.
Mason, Amboy -
\$124,900**

Beautiful family home that has been used for a business. Zoned residential. Gorgeous hardwood floors, with 3 bedrooms, 1.5 bath front enclosed area for entertaining, kitchen with an island and oak cupboards, refrigerator is negotiable, dishwasher, water softener, central air/furnace, furnace(2021), main floor laundry, central vac needs a new hose, large living room, office with 1/2 bath.



**18 N. Jefferson,
Amboy - \$47,500**

Calling all Investors for this fixer upper home! Features 2 kitchens, 2 living rooms, 3 bedrooms and 2 baths. Lots of possibilities. Sold AS IS.



**16 N. Wasson,
Lot 160,
Amboy - \$18,500**

Beautifully remodeled 1994 Skyline Mobile Home with 3 bedrooms and 2 full baths, skirting, deck, step to side entrance. Seller added central air (2022), fixed a 1/3 of roof from leak, remodeled master bath with walk in shower, redid bedroom and has a walk in closet, added new cabinets in kitchen. Also included is a water heater, stove, refrigerator and washer/dryer. Must have Mobile home park approval.

2031 RICHARDSON RD., AMBOY.....	PENDING.....	\$230,000
635 2ND AVE., DIXON.....	SOLD.....	\$185,000
205 W. 3RD ST., SUBLETTE.....	CONTINGENT.....	\$99,500
206 W. CENTRAL ST., DOVER.....	PENDING.....	\$79,500

THE naturalist CORNER

Alyssa Rod, Nature Center Coordinator

Winter is here and hopefully there will be some snow on the ground when you read this article. A blanket of snow can be beneficial for wildlife and nature. Small rodents can easily venture from their burrows to find food while under a layer of snow for protection from predators like fox and birds. Snow is also a great insulator! The deeper the snow, the warmer the ground underneath, which is good for mammals, reptiles, amphibians, and insects hibernating beneath the ground. One research project showed that the temperature of the soil beneath 7 inches of snow was 24 degrees Fahrenheit while it was -27 degrees F above snow. Deep snow can make it easier for some animals to reach higher food sources like seeds, buds, berries, and stems.

What happens if there is a lot of snow on the ground? It's great for making snow huts and snowmen but there is a negative side to having lots of snow on the ground for some wildlife. When snow is extremely deep, it can be harder for some animals to find food. Deep snow can also make it more difficult for deer, rabbit, and squirrel to move quickly in an escape from a fox or owl. They also need to use more energy to walk through the snow, needing to eat more food or use fat reserves. Think about how hard it can be for you to walk through 6+ inches of snow without snowshoes or skis.



Of course, snow is very important in times of drought or seasons of low rain fall. When melted, snow refills our lakes, rivers, creeks, streams, and underground water reservoirs. This is especially important in western states because snow fall in the mountains is what recharges the main water sources of aboveground water reserves. Here in Illinois, we have seen the effects of the lack of rain during this past autumn season. Our local waterways, ponds, the Illinois River, and even the Mississippi River are showing slightly lower-than-normal levels. The Mississippi is in severe to extreme drought conditions south of St. Louis. So, let's look forward to a snowy winter and spend some time outdoors snowshoeing, cross-country skiing, snowmobiling, and more!

Of course, snow is very important in times of drought or seasons of low rain fall. When melted, snow refills our lakes, rivers, creeks, streams, and underground water reservoirs. This is especially important in western states because snow fall in the mountains is what recharges the main water sources of aboveground water reserves. Here in Illinois, we have seen the effects of the lack of rain during this past autumn season. Our local waterways, ponds, the Illinois River, and even the Mississippi River are showing slightly lower-than-normal levels. The Mississippi is in severe to extreme drought conditions south of St. Louis. So, let's look forward to a snowy winter and spend some time outdoors snowshoeing, cross-country skiing, snowmobiling, and more!

Winter Raptor Surveys: Looking for a reason to get out of the house this winter while helping with local citizen science projects? In September, we looked at stationary raptor surveys called Hawk Watch, where volunteers stand in one location watching for migrating hawks, eagles, falcons, and more. This month we are looking at mobile motor vehicle-based Winter Raptor Surveys that take place from December to February. It's super easy, just follow a driving route where you typically find raptors (hawks, eagles, falcons, etc.) and count all of them that you find. The best part of this program is you can do it anywhere in the United States, so for those of you that "migrate" south for the winter, you can volunteer to do this in your area whether its Florida, Texas, Arizona, or somewhere else. In fact, many of our southern states are looking for more routes and volunteers.



NAURE CENTER HOURS
CLOSED FOR THE SEASON

Participants can team up with family, friends, or other birders when counting. It's best to have at least two counters as more eyes looking equals more chances of finding birds! You don't have to be a scientist to help with this program! Anyone of any age can participate in the survey parties. The count is focused for the three months of December, January, and February while birds are in their winter homes and not migrating. You can create your own route or take over an existing route if one is available. Drive the route looking for birds, following the same route every time. How often should you go out and count? Multiple treks during the three months allow more opportunities to find birds and create more data for researchers, but the requirement is at least one annual run; you could do once per month or every other week if you so choose. The routes average 20-60 miles and are located on roads that are easy to drive in winter, allow slower speeds, and give opportunities to slow down or stop to look and identify birds. .

So why should you help with these winter raptor surveys? The Hawk Migration Association of North America (HMANA) Winter Raptor Surveys started in February 2007. The information collected during these surveys is used by researchers, birding organizations, habitat managers, and more. The goal is to collect valuable information about wintering raptor populations. They help to look at what resources are available, what is needed for these birds, and to watch how the populations are trending, as well as where raptors are wintering, and how their behaviors and habitat use shift in relation to prey availability, local conditions, and climate. Another goal is to understand the raptors full life cycles to guide management decisions in the face of increasing development, habitat loss, and habitat degradation. It's also a great chance to get outside and watch these unique birds in action!

Join up now and help survey raptor populations in your area! Visit <https://www.hmana.org/winter-raptor-survey/> for more information and details on how to get started. Then next season, stop by and let the Nature Center staff know how you did!

Looking to the future: The Nature Center is now closed for the season, but we look forward to seeing you for February's Cabin Fever! As we move into the winter season, Nature Center staff will be working on creating new programs, displays and exhibits for the 2023 season. Are there any nature topics you would like to learn about at the Nature Center? Please let us know your ideas for new displays, programs, and more!

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CLOSED: Dec. 31-Jan.1

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or 8 pk. Toe Warmers
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44.99
Honeywell®
Two Position
Heater W 100 363 82



5.99
Charmin®
Essentials
6 Mega Rolls Strong
Tissue W 100 066 F3



9.99
Sterilite®
18 gal. Holiday Storage
Tote W 204 527 F6



11.99
DeWALT®
29 pc. Screwdriver
Bit Set R 307 713 B5



11.99
Master Mechanic®
2 pk. 25 ft. Chrome
Tape Measures R 266 195 B4

Consumer responsible for taxes. While supplies last.

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Just off Woodhaven Drive in Section 9
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Sale ends 12/31/22

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View available properties: woodhavenassociation.com | realtor.com | zillow.com | trulia.com

1/29\$35,000
5/170-1 \$162,000
6/20\$47,500
9/178\$18,500
12/16\$42,000
13/57\$16,500
15/79\$18,900
15/154.....\$13,900
22/87\$19,200
23/111.....\$14,500
27/107.....\$37,900

6/44 17/268
17/83 24/95
17/174 25/144



1/139\$52,900
2/76\$115,000
2/123-124\$69,900
2/156\$23,900
3/161\$69,900
4/2..... \$64,900
5/200\$24,900
5/375 \$11,000
5/451\$35,000
5/490\$29,900
6/7.....\$32,900
6/32\$39,900
6/172\$45,000
6/185\$49,000
7/57-58\$78,000
7/63-64 \$49,900
7/205\$13,500
9/43\$75,000
9/129\$19,900
10/65 \$18,000
10/82 \$16,900
10/90\$46,000
10/97-98.....\$69,999
10/114-115\$47,500
11/113..... \$47,500

11/176..... \$19,000
11/196-197 .. \$29,000
11/308.....\$27,500
13/110.....\$11,900
14/5-6\$37,500
14/27\$16,500
15/60\$49,900
15/140.....\$23,900
15/141.....\$28,000
15/181.....\$51,900
16/12\$16,500
16/204.....\$89,000
17/100.....\$29,500
17/103..... \$30,500
17/249.....\$29,999
20/4\$28,000
20/10 \$26,500
20/37\$26,500
21/268.....\$36,500
22/137..... \$69,000
24/262.....\$27,500
26/171.....\$34,000
29/5\$28,000
29/153.....\$32,500
29/393.....\$24,900

Reduced | Contingent/Pending

Information Last Updated 11/14/22



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