



July 2025 Newsletter

THE SUMMER IS GOING BY SO FAST.... The Lake Board has put many hours of their time into:

- Accounting Practice Modernization, Budgeting, and Forecasting
- Construction and Lot Improvement Approval Documentation and Reporting
- Covenant and By-Law Enactment and Conformance Activity Documentation
- Shoreline (beach and swimming area) Maintenance Program (SMP) Development
- Lake Preservation Committee (LPC) Weed Harvesting Program Management
- Multiple Community Maintenance Projects
- Website Upgrades and Updates

Beyond the Board, we all owe thanks to our neighbor, Greg Adkins - Lot #171, for refinishing the park benches located throughout our lake community. And thank you (in advance) to prior resident, Joe Hemmerich, who will be building one new bench, and a new 'Small Book Library' for the Association. Thank you also to Kathy Walker, for her part in being the Small Book Library's long-time curator!

Updated Resident Directories have been posted to the Association Website. They are sorted alphabetically by last name and by lot number. Personal contact information is no longer shown. Lot owners can request their neighbor's contact information by sending an Email to info@silverspringsneshkoro.com Personal contact information requests will be forwarded to the individual, who will provide their personal contact (phone number and Email address) information directly to the party asking for it.

The updated Covenant and By-Law documents were filed by the Marquette County Recorder of Deeds in May. The updates were effective this past December, after receiving a majority of lot-owners' signature-approvals. To fulfill the Lake Board's obligation to preserve and protect the community's aesthetic and recreational value, the Lake Board has started to enforce the updated Protective Covenants, by sending out Non-Conformance Notification Letters. A few of these letters are for 'recent' lot improvements which were also made without Lake Architectural Committee review, and might lead to Corrective Action Plans.

The Covenants belong to everyone. The Lake Board is trying to do the right thing, by documenting the history for all existing Non-Conformance conditions. Outside of new construction, Association Board Members have not enforced the Protective Covenants for more than two decades. Our files do not have any compliance event history nor construction project authorizations. To seek Covenant conformance for these most recent lot improvements, we are obliged to initiate a discussion and build a document history for every non-compliant lot improvement. Acting on one non-conformance when multiple non-conformances exist, without having this history on file, is not appropriate or acceptable.

Without regard to “Grandfathering” for things put in place before Covenant restrictions existed, or to undocumented ‘Variances’ granted at the time improvements were made, the Lake Board has mailed 25 Covenant Non-Conformance Notification Letters to lot owners with structures or other non-conforming lot improvements. These letters have been sent in confidence to respect everyone’s privacy and discretion.

Corrective Action Requests will be based on a Board-Review of responses to these notifications.

Compliance related activities will have one or more of these characteristics:

- Non-Conformance Notification Letters and Lot-Owner Response History is simply ‘Filed’
- Nothing more will be required for Residents who bring their properties into conformance
- Nothing more will be required from Residents who provide history, showing that the lot improvement(s) satisfied the Covenants in place at that time, and/or that the Association provided a Variance
- Residents can acknowledge existing non-conformances, provide a reasonable explanation of need to maintain that non-Conforming condition, and obtain a Variance from the Lake Board
- Residents can acknowledge existing non-conformances and work with the Lake Board Members to develop a Corrective Action Plan (and timeline)

Residents who do not respond to Covenant Non-Conformance Notification Letters, and those who choose not to submit a Corrective Action Plan for the Lake Board’s consideration could be fined according to the procedures defined in the Association’s Protective Covenants.

The Lake Board also issued roughly 30 Covenant Non-Conformance Notification Letters to lot owners who do not have 3” lot number decals (in contrasting colors) affixed to the rear of both the Port and Starboard sides of their boat(s). The Association has offered black decals to respondents for free.

Again, all Covenant Non-Conformance event activity is kept in Board-confidence. Also note that Board-level Covenant enforcement deliberations have resulted in the creation of a file for ‘proposed changes to the Protective Covenants.’ These change-proposals will be available to consider (years from now) the next time there is a formal Covenant and By-Law Change Program.

Association Members are encouraged to visit the Association Website, www.silverspringsneshkoro.com to review the Board of Directors (BOD) Meeting Minutes. There you will see many other topics reviewed and actions taken by the Board to protect and preserve our community.

Lake Preservation Program - Weed Harvesting Program Updates:

Aquatic Plant Management (APM) conducted the first two (2) of three (3) weed harvesting campaigns. Weed growth in July has simply been ‘explosive’, and the Harvesting Program Time Allocation has been inadequate to address this. Proactively, the Lake Board reallocated budgeted (available) funding, to add eight (8) hours to the July harvest, and 16 hours to the third harvest. The Association had budgeted \$5,000 for Invasive Weed Bed Removal this season. These funds have been reallocated for APM Weed Harvesting in October. Our problem is with non-invasive weeds.

The Lake Preservation Committee has requested the President of Aquatic Plant Management (APM) to tour the lake and to discuss program improvements that might be made to the lake weed Harvesting Program. Timing and methods (but not the duration) for the third harvesting campaign may be affected.

Lake Preservation Program - Shoreline Maintenance Program Updates:

The Association's 2025-2026 Annual Budget had \$2,500 designated for New Lake Preservation Projects. One project was to reconfigure and use the Association's Hockney Weed Cutter as a Weed & Muck Rake. The Hockney was recommissioned for \$360 (Trailer Straps, Docking Lines, Lubricants, Fluids & Filters). A performance evaluation, unfortunately, showed us that the machine does not steer well in reverse, which is a key requirement for repeatedly repositioning it along the shoreline. It also showed us that the rake did not effectively move weeds and muck. The best we could expect from using the Hockney would be well-groomed shoreline weeds. It will be sold, scrapped, or given away, saving \$1,000 in additional operating expenses this year. That money has been reallocated to Lake Weed Harvesting.

The Hockney 'Weed & Muck Raker' will not be the foundation for a new low-cost Shoreline (to Navigation Lane) Maintenance Program (SMP). With no other affordable options behind it, the LPC is encouraging Aquatic Plant Management (APM) to formalize an offer for professional Shoreline Maintenance Service. We expect APM to offer a multi-day service to small groups of lot owners in 2026. The Association will post APM's Service Offering, as one of its "Best Practices" articles on the Association Website. Lake Preservation Committee (LPC) and Lake Board Members may help residents form groups, who will negotiate service agreements (and costs) directly with APM.

The first in a series of "Best Practices" articles, "Aquatic Weed and Algae Identification and Management", was authored by LPC Chairman, Terry Klaves, and is posted on the Association Website. Future articles will address the use of Weed Cutters, Weed and Muck Rakes, Muck Pellets, Water/Muck-Thrusters and Manual Hydraulic Dredges (muck suckers). We will continue to shop for economical medium-scale dredging options.

The LPC has purchased Phosphate and Nitrate test kits (\$155) and is initiating a chemical nutrient monitoring program at the Lake Inlet Stream, to determine whether it is a source of excessive nutrients. The data will tell us whether a Nutrient Absorption Program (placing bagged nutrient absorbing material in the lake inlet stream) is warranted. This program would be budgeted and initiated in 2026.

Several Board Members investigated the possibility of moving our entry signs and the ramifications of cutting down (some or all) the trees on either side of the signs. For now, we will only be trimming branches. To save electricity, we are also looking at new 'top-down' LED lighting fixture options. Anything beyond this would be a major landscaping investment, which is not in our budget.

Best regards,

David Lester
Lake Board President

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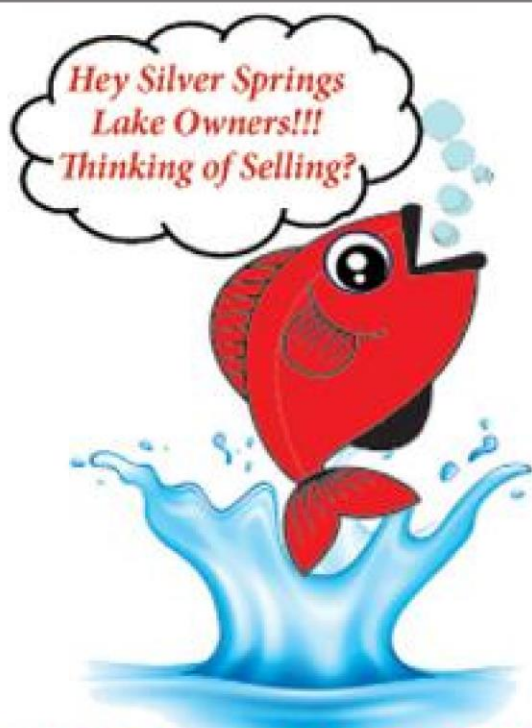
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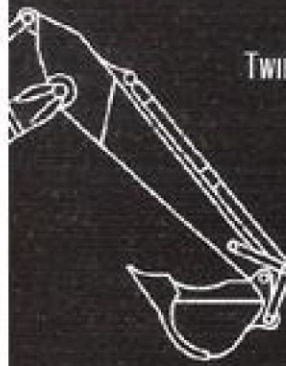
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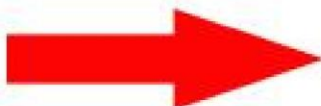
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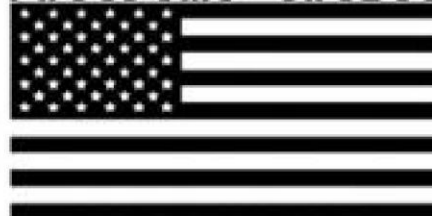
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