

Silver Springs Lake *Property Owners Association*

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Launch Ramp and Driveway Access Updates Complete – Oct 2025

The Lake Board and Lake Preservation Committee members are happy to announce that the upgrades initiated in the spring of 2024 are now complete!

On Monday October 6th S&G Excavating brought its large excavator to SSL to perform warranty work on the Association Boat Launch Ramp.

They leveled the rock pile at the deep end of the launch, which they had created and left when the interlocking 6 Ft x 12 Ft by 8-inch-thick concrete launch ramp pads were first installed. This was an oversight by S&G and it was contrary to our boat launch ramp design specifications. There are no billable costs for S&G's warranty work.

The water depth from the mid point of the launch out toward the lake center was to have a minimum depth of four feet (4 Ft) deep or greater, when the lake is at its normal high-water mark.

The second issue addressed by S&G was a separation and unevenness between the (5th & 6th) concrete pads, which resulted from a combination of 'settling' and ice-heaving this past winter. To remedy this the excavator was run back-and-forth over the uneven section, to level the space between the pads.

Lifting and re-setting the concrete pads is job that is beyond 'warranty-work'. Mother Nature caused the pad-separation, and she is likely to do the same thing every winter. Functionally, this unevenness is not noticeable during the launching or retrieving of pontoon and fishing boats.



Association Boat Launch Driveway Approach Upgrade:

On Tuesday October 14th S&G widened, straightened, and added new gravel to the boat launch driveway access. The cost for driveway widening and straightening was negotiated in 2024 and budgeted for 2025, as Capital Improvements. The work was planned for 2025, to allow time for normal erosion and settling to occur around the new boat ramp and pier, which were installed in May 2024.

S&G also completed the boat launch warranty work (initiated on October 6th), by filling the void between the separated (5th & 6th) concrete pads on the launch ramp with gravel.

The Association anticipates that minor ice-heaving, settling, and erosion will occur around the boat launch ramp and drive every year. Future upkeep costs will be incorporated into the Maintenance Expense Budget Forecasts.

Before and After photos:





