

Silver Springs Lake

Property Owners Association

P O Box 144
Neshkoro WI 54960

May, 2024 Newsletter



Annual Meeting - Saturday, May 25, 2024
New Location: Neshkoro Community Center
New Time: 9:00 am



Spring is here and the May showers have awakened everyone's yard. Memorial Day weekend is promising weather fit for family barbecues and boat rides.

Our annual meeting will be held at 9:00 a.m. on Saturday, May 25th, being held at the Neshkoro Community Center. This is an important meeting for our association. We will discuss the expenses required to clean up and maintain our lake.

Over the last year, the Clean Water Committee has explored numerous options to address weed and muck issues. The committee presented a multi weed control approach and the Board unanimously approved it. The committee's report is attached for your review.

This new weed removal process is budgeted to cost three times what we have been paying to spray the weeds the past few years. Regardless of which option we select, staying the same course or moving to the committee's recommendation, we will have a substantial increase in our costs. Our current weed control company increased their costs by 300%. Their increase was twofold, first the cost of the chemicals skyrocketed, and second, we did not spray enough last year. Those residents who have homes in the most affected areas will remember the ongoing issue with weeds late last year.

Part of adopting the new process was the need to upgrade our boat launch. Our old launch needed considerable repair and would not be capable of launching the large pontoon harvesting boat.



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May, 2024 Newsletter (Continued)



Between the capital improvement expenditures and the deficit our association will run this year at \$230.00 annual dues, it will deplete our cash surplus by over 80%.

I have included our Income/Expense Statement for the last three years. I have also included a budget for this year and next year. Next year we will need annual dues of \$400.00 to break even.

As I said, this will be an important meeting, I hope you can review the committee's recommendation and budget information prior to the meeting and are able to attend.

Tom Joseph, President



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UPCOMING ACTIVITIES



Rummage Sale - June 1, 2024
Boat Parade - July 6, 2024 - Theme is "Patriotism"
Fishing Jamboree - September 1, 2024
Poker Run - September 7, 2024
Trunk or Treat - November 2, 2024
Christmas Party - December 7, 2024



P.S. Please take a look at the attachments & advertisers on the next few pages!

Budget for May 1, 2024 through April 30, 2026						
	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Budget 2024-2025	Budget 2025-2026	
Income						
Ad Revenue	611.50	680.00	838.00	800.00	800.00	
Annual Dues	44,400.00	44,400.00	44,400.00	51,080.00	88,800.00	
Interest Income	600.48	439.37	2,586.84	900.00	900.00	
Late Fees	0.00	0.00	25.00	25.00	25.00	
Refunds	678.00	678.00	678.00	600.00	600.00	
Total Income	46,339.98	46,177.37	48,527.94	52,985.00	90,725.00	
Expense						
Administrative						
General Liability Insurance	761.00	400.00	494.00	800.00	800.00	
Legal	0.00	0.00	570.55	5,000.00	3,000.00	
Licenses and Registration Fees	47.50	62.50	25.00	50.00	50.00	
Meeting Hall Rental	90.00	90.00	150.00	50.00	50.00	
Miscellaneous	0.00	100.00	7.84	300.00	300.00	
Office Supplies	58.56	281.73	315.50	300.00	300.00	
P.O. Box Rental	84.00	90.00	98.00	100.00	100.00	
Postage and Mailings	292.74	482.04	323.80	700.00	700.00	
Printing	291.54	201.25	288.05	500.00	500.00	
Compensation	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	
Total Administrative	2,556.44	2,667.53	3,272.74	8,800.00	6,800.00	
Common Areas		17,446.51				
Aerator Electric	987.12	951.72	1,081.23	1,000.00	1,000.00	
Capital Improvements	0.00	20,946.51	56,426.47	900.00	900.00	
Sign Electric	100.00	100.00	100.00	100.00	100.00	
Total Common Areas	1,087.12	21,998.23	57,606.70	1,800.00	1,800.00	
Computer and Internet Expenses	204.20	0.00	279.99	750.00	750.00	
Fish Stocking	2,093.95	4,390.46	5,016.19	5,000.00	5,000.00	
Lake Activities	989.70	1,050.51	1,156.08	1,200.00	1,200.00	
Lake Water Quality						
Weed Control	27,671.10	16,400.57	11,506.25	63,264.00	63,264.00	
Chemistry Testing	702.00	1,125.00	3,610.00	2,250.00	2,250.00	
Equipment	0.00	0.00	790.59	1,000.00	1,000.00	
Maintenance/Miscellaneous	2,347.38	2,653.64	999.98	2,500.00	2,500.00	
Total Lake Water Quality	30,720.48	20,179.21	16,906.82	69,014.00	69,014.00	
Maintenance						
Boat Storage	660.00	660.00	660.00	660.00	660.00	
Frontage Road Expenses	630.00	910.00	489.07	1,000.00	1,000.00	
Miscellaneous	1,418.91	545.64	4,825.00	1,000.00	1,000.00	
Compensation	0.00	0.00	0.00	1,000.00	1,000.00	
Workers Comp	900.00	900.00	900.00	900.00	900.00	
Total Maintenance	3,608.91	3,015.64	6,674.07	4,560.00	4,560.00	
Total Expense	41,289.80	53,261.58	90,811.59	90,824.00	88,824.00	
Net Increase/(Decrease)	5,050.18	(7,084.21)	(42,383.65)	(37,839.00)	1,901.00	
Ending Cash Reserve	116,580.54	109,496.64	66,914.99	28,975.99	30,776.99	
				\$230.00 Annual Dues	\$400.00 Annual Dues	

Silver Springs Lake Preservation Plan - 2024

(Terry Klavis and David Lester)

This past year the Clean Water Committee did extensive research to determine a better approach to control weeds and to preserve the overall condition of Silver Springs Lake. The committee learned that the approach of spraying weeds with aquatic herbicides by itself is not an effective means to control the spread of weed and algae growth, nor will it stop the resulting muck build-up. Dead weeds simply sink to the bottom of the lake, where it becomes fertilizer for new weeds. This also promotes algae growth and muck accumulation.

Since the focus of the Clean Water Committee is more than just 'clean water', the board has agreed that we will now refer to it as the Lake Preservation Committee. Beginning this year, we will use a three-prong approach, to support long-term lake preservation and near-term weed control.

The most aggressive invasive aquatic weed beds, will be cleared by hand. The procedure is called DASH (Diver Assisted Suction Harvesting). Divers physically pull the weed-plants out by the roots. The pulled weeds are collected and removed from the lake. This is a once per year service.

The second activity will be to maintain the boat navigation lanes. Thanks to our new launch we can now launch and use large Aquatic Weed Harvesting equipment, which cuts and collects the weeds, for off-loading and removal from the lake. The service provider selected for this season is also demonstrating the effectiveness of an ILH-250 Weed Harvester - - which may be used to remove tens to hundreds of tons of weed biomass from our lake.

We will be clearing the navigation lanes utilizing a weed harvesting service three times this season. Using an ILH-250 harvester, will show us the value in expanding the weed harvesting program and service approach for years ahead.

Removing nutrient rich biomass from the lake is the long-term solution for lake preservation and lake restoration. It's just like mowing and bagging your lawn clippings, to avoid unwanted thatch build-up. It works slowly, over time. If effective, the weeds will grow fast, be harvested, and be removed, to reverse the current nutrient build-up in our lake. Over time, weed growth density will lessen and muck accumulation will be reduced. Dredging might also be used.

Since weed harvesting will be used primarily to clear the boat navigation lanes this season, the third step will be to use aquatic herbicides to ‘knock down’ the most heavily infested curly leaf pond weed (CLP) patches.

The new program-approach costs are:

1. Survey	\$ 2,250
2. DASH	18,764
3. Cutting boat lanes	31,500
4. CLP Treatment	<u>13,000</u>
Total	\$65,514

Over the last few seasons, the weed control program cost has averaged \$23,000.00 per year. From 2023 to 2024, the cost of Aquatic Herbicides has risen 300% - 400% and the footprint for weed bed infestation has grown. The quote received for this year’s weed treatment service was \$62,000.00, which is a \$39,000.00 increase.

Without changing our approach, we would anticipate seeing the same results. Some weeds are becoming more chemical resistant and weed growth will continue to spread. We are faced with increasing costs no matter which methods we use to reduce weed growth.

The Clean Water Committee recommends the marginally more expensive 3-prong approach described above, which will cost our association \$65,514.00.

The goal of a long-term Lake Preservation Program will be to maintain near-term recreational value and to physically remove more nutrient rich biomass than mother nature adds to our lake on a perpetual basis. Doing this will reduce weed growth, algae growth, and muck accumulation.

Up until 2024, the Silver Springs Lake Property Owners Association (SSL-POA) has been able to operate within the budget and maintain a positive cash reserve.

The new boat launch and dock replacement-investment was deemed necessary for safety, utility, and to accommodate large weed harvesting (and future dredging) service-equipment. This investment plus this year’s Lake Preservation Program costs will consume most of the Association’s cash reserves.

Reserves March 31, 2024,	\$116,687
Pier	- 22,725
Launch	- 33,380
2024 – 2025 Budget	<u>- 37,369</u>
Reserves Balance 2025	\$ 23,213

This year, SSL-POA will spend \$37,369.00 more than it receives in dues. This spending imbalance will be realized, whether we stay with the past (herbicide application approach for weed control, or whether we elect to use the new varied approach of Weed Pulling (DASH), Weed Harvesting in the Navigation Lanes, and 'spot' Herbicide Treatments.

To reverse the anticipated spending imbalance in 2025 – 2026, and to rebuild cash reserves, the SSL-POA Board of Directors will recommend that the annual dues be increased to \$400.00 per lot.

It is imperative that we reverse weed growth and improve (restore) the recreational quality of Silver Springs Lake. We have a responsibility to our families, who represent future generations of property owners, to collectively invest in and protect the recreational value of Silver Springs Lake. The Lake Preservation Committee and the Board of Directors would like you to support these efforts by approving an increase in the membership fee later this year.

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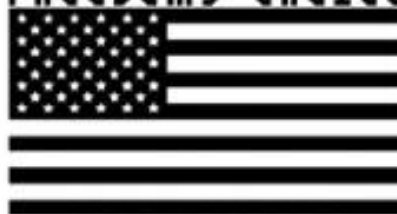
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