



June 2025 Newsletter

Lake Board of Director positions have been filled in accordance with election ballot count results and Board Officers have been named for the 2025 season. Kevin Streetar and Bryan Sowatzke were elected to serve as Directors (2025-2028) and will also be serving as our Treasurer and Secretary (respectively). Deborah Hoff was appointed by the new Board to fill the vacancy created by Tom Joseph's resignation. Deb will serve for two years, before coming up for election to continue her service (2027-2030). David Lester is the new Lake Board President. Nate Lehner will serve as Vice President.

Nate will also be the Board Liaison for the newly formed Special Events Committee (SEC). The Architectural Committee Chairman will be Ray Braun (now in his 8th and final season). Deborah Hoff will be the Architectural Committee Administrator (to provide continuity into 2026). Terry Klaves will continue to serve as the Lake Preservation Committee (LPC) Chairman. We are also happy to announce that Bob Noga is returning to manage our Fish Stocking Program, reporting to the LPC.

We thank our past Lake Board contributors, Tom Joseph (President), Trudy Kemps (Treasurer), and Cheryl Mekschun (Secretary) for their dedication and service to the Association. Trudy has worn many hats in her 15+ years of service. A special placard has been made to honor her unending commitment to the Silver Springs Lake Community. It will be prominently placed, affixed to the large boulder near our boat landing.

A PowerPoint presentation was given at the Association's Annual Membership Meeting on May 24th, 2025 to explain the Association's 'financials', and to provide an in-depth review of the Lake Preservation Program. A public version of this presentation is available to review on the Association Website. 95 people attended, representing 70 of our 224 properties. This was not a quorum of owners, so the Motions made could not be voted upon officially. As a practicality, several 'hand-votes' were taken. As a result:

- Silver Springs Lake Entry Signs will not be replaced in 2025/2026
- A Pancake Breakfast will not be planned for the 2026 Annual Meeting (only Coffee and Donuts)
- The Boat Poker Run will be on September 6th [A Pot-Luck-Social & Awards-Ceremony will take place after the Poker Run, at Stan-O-Gene Park (Neshkoro)]
- Association Members will be pre-notified when the need arises to use Chemical Herbicides, i.e. to pre-treat Invasive Weed Beds for DASH removal. This will allow concerned individuals to review product safety and application guidelines.

The Secretary's 2024 Annual Meeting Minutes, the Treasurer's 2024 Final Report, 2025 Budget and the new 2026-2028 Expenditure Forecast were presented for a quorum approval.

Printouts of the reports cited above were available to lot owners in attendance. Association Documents: Treasurer's Reports; BOD Meeting Minutes; Annual Meeting Minutes, and many others are available to review by Association Members, upon their timely request to the Association Secretary or Treasurer.

The Silver Springs Lake Property Owners Association is here to assure that our lake community's aesthetic and recreational value are maintained, for ourselves and for the future generations of our families. Our current invasive weed eradication and weed harvesting programs are the most cost-effective means available for the SSL POA to use for weed control and lake preservation at this time. More than \$0.80 of every \$1.00 paid in Association dues is going into the Lake Preservation Program. The goal of the weed harvesting program is to slow and potentially reverse geologic lake-aging (eutrophication) by removing more nutrients from our lake than mother nature and man put into it. Following the successful removal of 24 invasive species weed beds in 2024, DASH will not be required in 2025. APM will conduct three (3) 40-hour weed harvesting campaigns this year. 800 Cubic Yards/30 Truckloads of nutrient-rich cut-weeds and algae (biomass) were removed from our lake by APM in 2024. We hope they improve on this number in 2025! Details for the Lake Preservation Program are described in a new report from the Lake Preservation Committee (LPC), posted on the Association Website. Pictures and videos of various Lake Preservation Program activities are posted there as well.

Controlling growth patterns and removing biomass with Weed Harvesting (not chemical weed killing), preserves the lake's recreational boating value, lessens muck accumulation, maintains fish habitats, supports oxygenation levels, and optimizes water clarity. Fish populations and overall lake health (oxygenation and water clarity) are regularly monitored.

The LPC is initiating a chemical nutrient monitoring program at the lake inlet to determine whether excessive Phosphates and/or Nitrogen rich chemical fertilizer are entering our lake. If warranted, bagged nutrient absorbing material will be placed in the Lake Inlet stream to lessen this effect.

A series of "Best Practices" articles are being developed and posted to the Website to aid everyone's effort to have a firm sand bottom and no weeds in their Swimming areas. Terry Klaves has authored the first, which addresses Aquatic Weed and Algae Identification and Management Practices. Future articles will discuss the use of Weed rakes, Weed cutters, Muck pellets, Hydraulic hose-dredges and Water-thrusters.

The Association has devised a cost-effective program for groups of residents to remove weeds, algae, and muck from their residential Beach and Swimming Areas. Lake Preservation Committee (LPC) members are recruiting 1-2 resident volunteers from each of 11 distinct sections of the lake, who will administer a new Shoreline Maintenance Program (SMP). They will facilitate Beach and Swimming Area Maintenance, including the use of the Association's Hockney Weed and Muck Raking Machine.

The funds required to fully re-commission the Hockney will not be spent until we know that it floats and know that it will drag weeds, algae, and muck, away from the shoreline and out toward the Navigation Lane, where the APM Weed Harvester will have a chance to remove it.

The Shoreline Maintenance Program may start in July. The Lake Board will pre-authorize payments for the Hockney's Equipment, Supplies, Liability Insurance, and DNR Registration costs, which are well within the 2025 Lake Preservation Program budget for 'New Projects'. Volunteer resident operators will be trained, and schedules will be established for the Hockney's use throughout the lake, July through October!

If the Hockney does not float, an alternative plan will be needed. Based on the unknown and presumably higher (hull repair) costs and budget limitations, the Lake Board and LPC may have to delay the Shoreline Maintenance Program (SMP) until 2026, to obtain Association spending authorization. If the Hockney does not work for its intended purpose, it will be sold or scrapped. The Shoreline Maintenance Program is still needed.

This past December we updated the Association's Protective Covenants and By-Laws. The signature collection and voting methods used were reviewed by a local Property Owners Association (POA) Law expert, Attorney Tom Lorensen. Lorensen reviewed and revised the document and drafted a Covenant Change Certification Letter, which was signed by SSL POA's President and Treasurer. The Covenant and By-Law document and the Certification Letter were submitted, reviewed, accepted, and filed by Marquette County. The document is available for reference on the Association Website: www.SilverSpringsNehkoro.com. Every resident is encouraged to read and be familiar with it!

The Board Members and residents who were part of this update effort had two notable learning 'takeaways'. First: According to state law, signature approvals for proposed Covenant Changes can be collected by any means. When a verifiable majority of lot owners' signature-approvals are obtained for a proposed change, it becomes part of a new Protective Covenant document. Every ballot, vote, and signature-approval received in December 2024 was counted by the Silver Springs Lake Property Owners Association (SSL POA).

The second key takeaway from this experience is this: State Laws and County Statutes or Ordinances are the domain of the State and the County. Our POA has no say regarding granted variances. The one proposed SSL POA Covenant Change that was not approved (regarding County Variance over-rides) was un-enforceable.

Protective Covenants preserve and protect every homeowner's property values. They reflect the will of the majority of our Silver Springs Lake property owners. They are legally enforceable - - exactly as written. Every owner agrees to act in accordance with the Protective Covenants when they purchase the property. Title Companies receive a copy of the SSL POA Covenants and By-Laws from the Marquette County Recorder of Deeds, before title transfer.

The Association's Lake Board is obligated to enforce the Protective Covenants, which have the same weight as State Laws and County Statutes or Ordinances. Notifications and Enforcement Actions, made in response to reported Covenant or By-Law non-conformances, will always be based on a Board-Review and Consensus.

Thank you again, everyone, for your participation in the Covenant and By-Law revision process, for your financial support of the Lake Preservation Plan and for your participation in our Special Events.

Sincerely,

David Lester
Lake Board President

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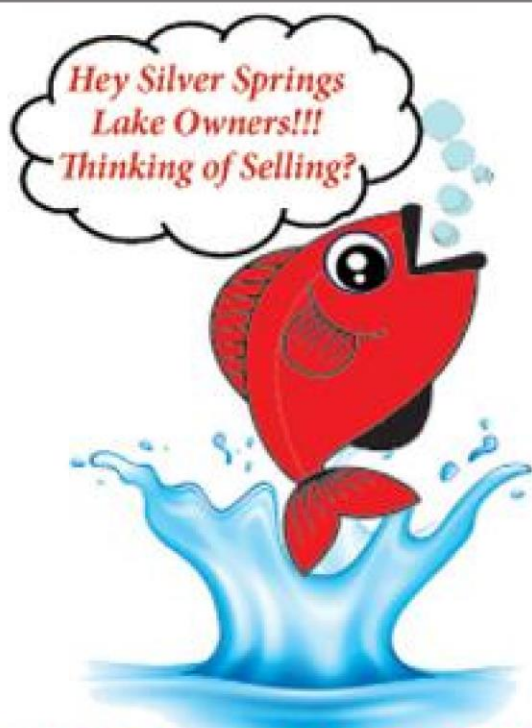
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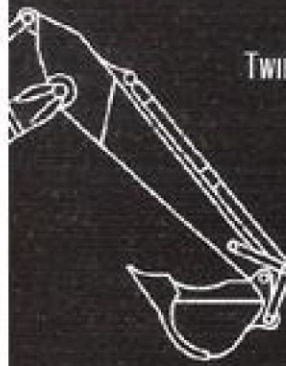
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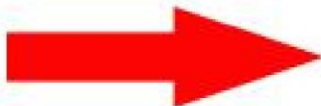
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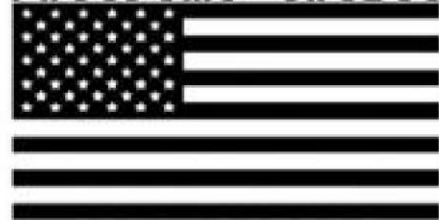
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