

# SILVER LAKE HOMEOWNERS ASSOCIATION

## Newsletter Winter 2019

<http://slhoa.biz>

<https://www.facebook.com/groups/109849652384142>

### President's Report – November 2019

As I write this report, all Silver Lake cabins are buttoned up for the winter with maybe one or two locals still open, but closing soon. Our caretaker, Gene Stewart, remained at the lake through Nov. 15, keeping an eye on things through the late fall, and we're looking forward to his return next season. For those of you who may not have attended the last general meeting in September, or picked up news from the usual word-of-mouth, the SLHOA has invested in a few basic tools, including a wheelbarrow, shovels, rakes, wrenches, etc. for the caretaker's use. As a reminder, Gene is available to assist in opening and closing cabins, general cabin maintenance, and clearing and chopping wood. Please contact Gene directly at [gene4261@yahoo.com](mailto:gene4261@yahoo.com) to schedule his services. His rate is \$25/hour and he may request mileage reimbursement should services require driving into town.

Also at our last meeting, our two newest board members were unanimously voted in, Stephanie DeGraff Hunt and Pete Bogardus. So glad to have you on board! For a list of all current board members and their contact information, please refer to the last page of this newsletter.

Silver Lake has a new USFS Recreational Officer, Soai Talbot. He works out of the Chester USFS office and you can reach him at [soai.talbot@usda.gov](mailto:soai.talbot@usda.gov). I took the opportunity to meet with Soai in person at the beginning of October. Seemingly, he has a lot of catching up to do with permit applications, but he's working hard to get through them and I'm hoping he may have the opportunity to visit Silver Lake next summer and maybe attend one of our meetings so that everyone has the chance to meet him.

The seasons at Silver Lake are never quite the same from year to year and as cabin owners, we often experience and see the damaging effects of a heavy winter on our cabins, or the dry summer and fall that can pose the threat of fires. With this past winter came numerous broken pipes and a few damaged decks and roofs. The sound of repairs could be heard around the lake, and thanks go out to Paul Young and Mark Rayburn for providing an experienced hand in quite a few instances. I greatly admire and appreciate the community we have at Silver Lake. We have quite a knowledge base and I've also appreciated those who have approached me with various ideas for fire prevention between cabins, a willingness to share what seemingly works regarding cabin maintenance, etc., and what may not, and a willingness to work together to prevent and reduce risks. It is obvious we all love and cherish Silver Lake. If any of you have a routine, or certain maintenance plan developed for your cabin that works well and would like to share it with others, you can post it on the Silver Lake Facebook page or better yet, post it to the community forum page "How do I??" on the Silver Lake website. This page has been set up that allows SLHOA members to share ideas and information and ask questions of other association members.

Lastly, I want to draw your attention to a new page on the National Forest Homeowners website, the *Compliance Manual: Forest Service Recreation Residences*. You will need to log in to [www.nationalforesthomeowners.org](http://www.nationalforesthomeowners.org) as a member, and

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**President's Report Continued:**

select Resources →Working with the Forest Service→Compliance. The NFH has pulled together what they hope to be a valuable resource in helping you as a cabin owner determine what your rights are, and how the Forest Service should be addressing your situation.

I wish you all a very warm (snowy!) winter, and until the spring, Happy Holidays!!

Barb Andrews



**Working Together -**

Despite the tragic loss of cabin 20, the outpouring of love and support from the Silver Lake Community has been incredible. Thank you to everyone who came out to help with the clean-up efforts over Labor Day weekend! The community is definitely a huge part of what makes Silver Lake such a special place year after year and generation after generation. Should you have any questions regarding the lot, its status or rebuild, or offer assistance, please contact Laurel Moulton at [lamoulto@yahoo.com](mailto:lamoulto@yahoo.com) or Don Curtis at [don.curtis@ucsf.edu](mailto:don.curtis@ucsf.edu).



**2019 Labor Day Regatta –**

Congratulations again to all who participated in this year's Regatta! The wind was great and so was the sailing!

**2019 Labor Day Social –** Special thanks to and from the Curtis, Moulton, and Davis Clans who hosted the Social.



## TREASURER'S REPORT

Fiscal Year 2020 (05/01/2019 through 11/30/2019) – 7 Months

### Revenues

Permit Holder Dues	\$ 23,520.00 (48 paid, 49 budgeted)
Family and Associate Dues	2,315.00 (66 paid, 67 budgeted)
NFH Dues	270.00 ( 9 paid, 7 budgeted)
Bank Interest	0.92
SLHOA Events	512.00
<b>TOTAL</b>	<b>\$ 26,617.92</b>

### Expenses

Caretaker Cabin Insurance Premium	\$ 976.00
Caretaker Cabin Maintenance	114.55
Waste Management	1,750.86
Caretaker Net Pay	6,443.69
Employment Development Dept.	221.05
IRS Quarterly Fed Tax	841.50
Lassen County Prop Tax	727.84
Misc. – Other, Stamps, Check, etc.	210.00
NFH Dues	2,670.00
Newsletter/Directory Web Expenses	478.69
US Forest Service	3,312.50
Silver Lake Water Testing	-
SLHOA Events	288.23
State Comp. Ins. Fund	-
Road & Trail Maintenance / Other	279.50
Utilities – Propane	479.99
Wells Fargo/PayPal Fees	73.51
<b>TOTAL</b>	<b>\$ 18,868.31</b>

### Income

**\$ 7,749.61**

### CURRENT ASSETS

Checking Account Balance	\$ 23,094.65
Savings Account Balance	5,216.95
Paypal Account	594.49
<b>TOTAL</b>	<b>\$ 28,906.09</b>

Erik A. Foraker

### Nominating Committee and Elections –

During the SLHOA General Meeting on Sunday, September 1, we welcomed new SLHOA Board Members Pete Bogardus and Stephanie DeGraff Hunt. We look forward to their contributions to the board as we move into the 2020 season! Scott Carroll was also re-elected for his third term, and will continue to monitor the Silver Lake water quality.



## Fire Safety and Prevention -

While every season brings fun and excitement to our little lake, this summer was one for the books. On everyone's minds is the tragedy that struck when a fire broke out at the Curtis-Moulton cabin. While its effects were heartbreaking, it could have been much worse had it not been for the quick actions and quick thinking of our nearby neighbors and caretaker, and the fire was contained to one cabin. In such a remote area in the woods, fire is a constant concern for our cabin community. As such, we discussed preparedness at the Labor Day SLHOA meeting. It became clear how important it is to have a basic knowledge of safety and what options are available, should anything like this happen again in the future. Some of the items discussed were:

### 1) **Fire extinguishers:**

The lifespan of most fire extinguishers varies from 5-12 years depending on the type of extinguisher you have. Maintenance can help extend the lifetime of your extinguisher, and having at least one in your cabin can make a huge difference.

If you have any questions, the following websites have helpful information:

<http://www.cafireprotection.com/fire-extinguishers/>

<https://www.statesystemsinc.com/blog/how-long-fire-extinguisher-last/>

### 2) **Exterior Water Sources:**

Whether it's an outside hose or a separate pump in case of emergencies, having immediate access to water is extremely important.

### 3) **Have your cabin numbers CLEARLY visible from the road!**

In an emergency where every second counts, making it easy for emergency services to locate your cabin is of critical importance. Clearly visible cabin numbers and directional signage at the road entrance to your cabin helps first responders, such as the US Forest Service, Cal Fire, local law enforcement, and paramedics QUICKLY locate your cabin in case of an emergency.

### 4) **Communication:**

The international emergency sign for distress is three of any signal, such as three shots, three blasts on a whistle or air horn, three flashes with a mirror or flashlight. There are many ways you can be prepared for this instance, one of the simplest and most effective being a small foghorn or air horn. They are easy to store, easy to use, and incredibly loud. The short signal bursts may be created with really anything you can use that will cause an audible or visual signal that will draw people's attention to your distress. It can also be a very helpful way to signify to a rescue team your exact location as they approach you, or, if they just know the general area you are in and cannot pinpoint your location, this will be a great aid to help them find you.

**And many thanks goes to Don Curtis for the donation of a satellite phone to the SLHOA for our Caretaker's use.**

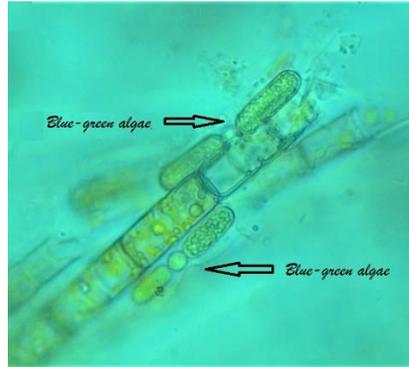
This will give immediate phone access to emergency services rather than having to drive to a spot where cell coverage works. If it is something that you would be interested in having at your own cabin, these websites may be a good resource for you: <https://www.voipmechanic.com/satellite-phone.htm> and <https://www.bluecosmo.com/satellite-phones>, and through REI at <https://www.rei.com/c/plbs-and-satellite-messengers>.

### 5) **Be Prepared:**

In case of an emergency, make sure you have some sort of emergency plan in place for your family and your cabin, and check in with your neighbors about their emergency plans. There are great options on <http://www.lassenfiresafecouncil.org/> under education. If you can keep a copy of your plan inside your cabin for anyone who may be visiting, this will help eliminate confusion in an emergency and keep people safe.

## Letter from Carrie Moulton Miller, Cabin 63

Historically Silver Lake has been clear and free of algal blooms. Twenty-five years ago, my dad and I ran one thousand gallons of the lake water through a one micrometer porosity filter using a gasoline powered pump and found only a spotty occurrence of green algae indicative of a healthy ecosystem. This July 2019, my grandchildren and I found blue-green algae in a bloom floating a couple of meters from the cliff. Here is a photo taken at 400x magnification.



Phosphorus and Nitrogen are essential elements for algal growth, and usually available only in small amounts in the lake. However, if phosphorus is introduced, blue-green algae have special cells that can make their own nitrogen and thereby allow for its' reproduction. Human activities may add phosphorus to the water. Luckily, we don't fertilize lawns around the lake, and to my knowledge we haven't detected any bacteria spikes related to leach field drainage from cabins. Perhaps phosphates have been introduced into the water from detergents, shampoos, conditioners and body washes. My grandparents, parents, siblings, cousins and I used to bathe in the lake. Now we understand that bathing, especially coupled with global warming, may increase algal growth.

Remember soaps, including those labeled as biodegradable, cannot decompose properly if they are washed directly into the lake and alter the pH negatively affecting the plants and aquatic life. The breakdown of biodegradable soaps from bacteria and microbes occurs in the soil. Bathe at least 200 feet away from the lake. This way, nature can work its magic and break the soap down before it washes into the lake.

Let's cherish our lake, minimize our impact on the water quality and keep Silver Lake enjoyable for many years to come.

Carrie Moulton Miller

Retired

Former Biologist with USEPA Office of Water, President of CH Diagnostics Inc. and Research Associate at Colorado State University

## 2019 Annual Fall Water Test Report

Our 2019 water samples were collected in the early morning on Monday, October 7<sup>th</sup>. It was a clear and chilly morning, and the temperature of the lake water was several degrees warmer than the temperature inside the Carroll cabin when we set out to collect two small jars of water from 3 locations around the lake. The last rain had fallen about two weeks before and a light snowfall had happened about a week before.

The first site we collect at is in the cove at the north end of the cliff. The second site is in the south cove of the lake, and the final site is in the mouth of the exit cove, near the caretaker's cabin. Once the samples were collected, they were packed in an ice chest and driven that morning to our regular lab, Silver State Analytical Laboratories, in Reno, Nevada.

The laboratory ran our standard set of tests on the samples, looking for levels of total coliform, Enterococcus, and E. Coli. The results for all of the tests showed bacteria levels in line with our normal tests from previous years.

	<u>North Cove</u>	<u>South Cove</u>	<u>Exit Cove</u>
Total Coliform:	53.1 MPN/100mL	32.4 MPN/100mL	34.4 MPN/100mL
Enterococcus	< 1.0 MPN/100mL	1.0 MPN/100mL	<1.0 MPN/100mL
Escherichia Coli	< 1.0 MPN/100mL	< 1.0 MPN/100mL	< 1.0 MPN/100mL

As we have said in previous Newsletters and at our meeting reports, the SLHOA Board reminds members that these tests give an indication for safety related to recreational uses of the lake, such as swimming and boating. The numbers are in line with safe recreational use as published by the EPA. They do not indicate the safety of the lake water nor your well water as a source of drinking water. We are not testing for many things that could be a concern for drinking water, such as viruses, fuel and fuel additives. The only water at Silver Lake tested regularly for safety for consumption is the water found in the Forest Service wells in the campgrounds. Many of our cabin wells are not built or maintained to the same standards as the Forest Service wells, which could make them more prone to contamination from surface run-off, drowned chipmunks, etc. The same is true for cabins that draw their water directly from the lake.

A best practice for cabin users to avoid problems related to bacterial and viral contaminants in water used for drinking, tooth brushing, and dishwashing is to simply boil the water for 3 minutes. Boiled water can be filtered through a cloth before storage to remove cloudiness and a pinch of salt can be added to improve flavor.

For more info on preparing drinking water visit:

[http://www.who.int/water\\_sanitation\\_health/dwg/Boiling\\_water\\_01\\_15.pdf](http://www.who.int/water_sanitation_health/dwg/Boiling_water_01_15.pdf) and at

<https://www.epa.gov/ground-water-and-drinking-water/emergency-disinfection-drinking-water>

Scott Carroll

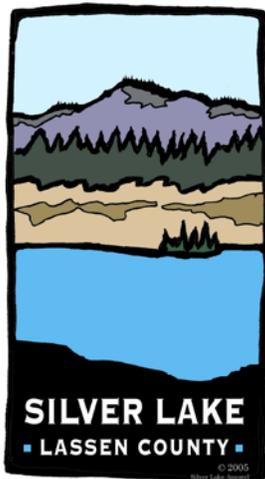
### Sanitation and Wood Chipping/Clearing

**Outhouse Pumping:** Scott Carroll and Gene Stewart have been in touch with Big Valley Sanitation out of Redding. They definitely want our business and will work with Gene at the beginning of the 2020 Season to coordinate the pumping out of outhouses. If you are unsure if Gene has you on his list, or if he has the key to your outhouse, please contact him by email to confirm at [gene4261@yahoo.com](mailto:gene4261@yahoo.com). We will likely negotiate a flat rate and SLHOA will invoice each homeowner on the list. We'll keep you all posted.

**Wood Chipping/Clearing:** Scott Carroll is working to help coordinate wood chipping and clearing services with Jerritt LaPaige out of Westwood. Jerritt has a dump truck and bobcat and could pick up piles and take care of burning. There are also two other companies, All Phase Landscape and Creative Landscape, who could be backups if Jerritt LaPaige is unavailable. Once details can be confirmed with these crews in the Spring, a mass email will go out to the SLHOA to see who would be interested in one or more of these services. A burn permit may be obtained from Cal Fire for early season burning at <https://burnpermit.fire.ca.gov/>.

## SILVER WEAR ORDERS

It's getting chilly out, and time to get your new favorite "Silver Wear" fleece from Kim McNany Andrews! Just access the link to purchase on the main page of the SLHOA website at [www.SilverLakeLassenCounty.com](http://www.SilverLakeLassenCounty.com)



If you have not already accessed the Silver Lake website as a member of the SLHOA, just go to the website and create a password login. Kim will receive a message regarding your request and can approve you. Once you have been approved to login, you will have access to newsletters, forums, the events calendar and more.

## SILVER LAKE SLHOA MEETING AND SOCIAL EVENTS

The Board of Directors sincerely thanks all hosts and attendees of the SLHOA social events for their generous donations of food, beverages and dollars that offset the cost of financing these events. Your continuing support helps to maintain our expenses at the lowest possible level.

### NEXT SLHOA MEETING

**Saturday, July 4, 2020, 4:00 p.m.**

**SOCIAL, 5:00 p.m., hosted by Wheeler Cabin #50 @ the Caretaker Cabin**

### LABOR DAY SLHOA MEETING

**Sunday, August 30, 2020, 4:00 p.m.**

**SOCIAL, 5:00 p.m. @ Caretaker Cabin, Host TBD**



## SLHOA Board of Directors

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