Beaver Lake March 2025 News

President's Message

Presidents Newsletter 1 Mar 25
Hopefully everyone is staying warm. It's sadly -8 degrees as I write this, so talking about Spring and boating seems like a stretch, but here goes anyway. First, I want to mention a new service on boat purchases. Starting January 1, 2025, all "new-to-you" watercraft must submit a pre-approval request before bringing the watercraft into our community. This ensures that all new watercraft adhere to our size, safety, and environmental standards. It is important to know our size limits on boats BEFORE purchasing. Here's a Linkfor New Watercraft

Sadly, the lake level is very low after a dry fall and dry winter. I don't have the exact measurement due to the ice, but most likely somewhere around 2' down. If we don't get substantial rain, we'll be looking at watering restrictions and no wake boating restrictions. Please familiarize yourself with flag poles located at the boat ramp and AL 14. A yellow flag indicates the entire lake is NO WAKE and a red flag indicates NO BOATING. There is also a strobe light at the beach that flashes yellow or red to indicate the same. Stay tuned as we get into Spring and let's hope for rain.

If you haven't had a chance yet, please take a minute to read the dam reports posted in the news section of the BLA page. Here is a link to the newest Dam Report Updates are provided monthly at board meetings.

The zebra mussel breeding season will begin again when the water temp gets up to 60 degrees this Spring. A substantial winter kill due to the falling water levels should knock them back again substantially. Don't forget to check your water intakes often, work your shore stations periodically, and keep your lower units out of the water. Please always remember there are other invasive species we don't want in our lake like quagga mussels, Eurasian Milfoil, Hydrilla, etc... Bottom-line, we still need to protect against the spread of invasives into our lake and from our lake to others. Ballast boats need to be particularly careful since their systems require special procedures to clean. Check out this info: US Fish Wildlife Service Aquatic Invasives

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BIG Update on the "lot sales" initiative

Your BLA Board of Directors is dedicated to maintaining and enhancing the safety and quality of life within our community. We are informing you about a crucial decision we are placing in your hands for the upcoming election; the sale of underutilized residential lots currently owned by the Association to raise funds for essential dam and lake inflow repairs.

I know this is a change from modernization efforts previously targeted for the funds, but just like in our personal finances, adjustments must be made for priority issues. You can't spend your money to replace the carpet when the furnace goes out!

Background on "lot sales" effort:

In February 2024, the Board introduced a comprehensive initiative that would update our covenants and accomplish **four key objectives**:

1) Protect our access lots by requiring member approval before any sales (see updated BLA Handbook, Section I. Covenants, Residential, #17)

(Continued on page 2)

2) Renumber our access lots sequentially around the lake (per attached Map).

3) Rezone two rarely used reserve lots on the north side of Rock Bluff Road as residential equestrian lots.

4) Sell those two newly created equestrian lots plus four other rarely used residential lots which the Association pays taxes and maintains

The purpose of selling those residential lots was to raise money three ways: through the purchase amount; owners' annual dues; and maint./water costs borne by the new owners.

Some of those initiatives have been approved and implemented, and some lots offered for sale. One of the equestrian lots has sold. The other 5.12-acre equestrian lot and lot 1030 are still available. (See photos and info on page 4.) Contact the office if interested. The question of selling the remaining three residential lots (462, 719, and 968) will be included in your May 2025 ballot.

Importance of Dam Repairs:

The dam is obviously crucial to everything about Beaver Lake living - managing water levels, providing water, ensuring the viability of our homes, and allowing the multiple recreation opportunities we enjoy. Due to aging, extensive repairs are essential to ensure the structural integrity and functionality are maintained. These repairs are vital to protect our resources and ensure there's no negative impact on our community.

Importance of Inflow Repairs:

The "inflow" at Beaver Lake Boulevard and Fire Lane suffered an age-related collapse and will require engineering, repairs, and modernization. A rain event could threaten the road, sewer main, and water main that function "above" the collapsed pipe and under the Beaver Lake Boulevard at that location.

Benefits of Selling the Underutilized Residential Lots 462, 719, and 968:

1. **Funding Critical Repairs:** The primary benefit of selling these lots is to generate funds to cover the costs of the dam and inflow repairs. This allows us to address this urgent need without imposing additional financial burdens on members through special assessments.
2. **Financial Stability:** By utilizing the proceeds from the sale, we can ensure that Beaver Lake remains financially stable and well-prepared for future needs. This protective measure would help us avoid financial strains.
3. **Community Safety:** Ensuring the dam and inflow are in optimal condition is paramount for the viability of all residents. Properly funded repairs will mitigate risks and provide peace of mind, knowing that our community infrastructure is secure.
4. **Property Value Protection:** Well-maintained infrastructure, including a fully functional inflow and dam, contributes to the overall appeal and value of our properties. Promptly addressing these repairs helps protect our investments and community.

Due diligence

We'd ask that everyone please conduct their due diligence by researching and examining lots 462, 719, and 968. Do you use any of these lots? Have you ever seen anyone else using these lots? (See photos on page 3.) Please consider whether it is in the association's best interest to keep and maintain these lots or to sell them to raise revenue.

(Continued on page 3)

Please understand that if the membership votes not to sell, an alternate method for paying for the dam and inflow projects will have to be shared by the members. We're working on garnering FEMA money to lessen Association costs, but that may be more problematic with efforts to reduce the size of government. Definitely TBD!

Annual Election and Voting:

Please continue to follow the website and newsletters for the most current information regarding the dam and the projected financial impact. We want to ensure that *all* homeowners can vote on what is best for Beaver Lake Association. The ballot in May will contain each of the designated lots for your vote. Your participation in voting is crucial. Please enroll to vote electronically on the Association's website https://www.beaverlakene.org/register-to-e-vote/ or vote in person at the clubhouse between 1 and 3 pm on May 18, 2025.

Thank you for your attention to this matter and for your continued support in making Beaver Lake a safe and thriving place to live. Please reach out to any Board member or the office with questions or concerns about the lot sales. We would be happy to discuss the information with you. Please check out ALL the attached links provided in this article.

Please reach out if you have issues, concerns, or improvement ideas. The best place to start is the office (Contact Us) and I'd also say that our committees (Infrastructure, Lake, Fish & Habitat, and Finance), meet monthly and having members get on their agenda is the right way to initiate ideas and suggestions. Committee info link: Link to Committees I'm also available, so please feel free to contact me as well.

I hope everyone has a great and safe transition from Winter to Spring. Hopefully we get some warm weather and rain!

Russ Parmer – President, BLA Board of Directors

BLA Lots for Sale

Equestrian Lot E-6 is for sale. The asking price is $200,000. The lot is 5+ acres and is located on Rock Bluff Road and 27th Avenue. A for sale sign is placed on the frontage for identification.

Lot 1030 is also for sale. The address is 8893 Verdon Circle and it's a B lot. The asking price is $40,000. Look for the BLA For Sale sign.

Contact the Beaver Lake Office for more info: 402-235-2241

Summer Employment at BLA

The Beaver Lake Association is now accepting applications for full and part-time summer employment.

We need employees for: **Coconuts, Lifeguards, Mowers, Security,** and **Boat Ramp.**

Find the Application for Employment in the Forms section of the BLA Website:
https://www.beaverlakene.org/forms/

Then drop your application off at the BLA office or in the drop box in the Clubhouse parking lot.

Questions? Call us at 402-235-2241.

Fishing Club

Join us for the Fishing Club's Annual **Spaghetti Feed** and Membership Drive

Saturday, March 1st - 5 to 8pm
Beaver Lake Clubhouse

Free Will Donations Accepted

Come for food, raffle, fun, prizes and lots of good fish stories!

Beaver Lake Association

BLA Website Advertising

Now that the Beaver Lake Online News is our only source of official BLA News, we'd like to offer all area businesses a chance to advertise on the BLA Website.

Yellow Page ads can link directly to your company's website and are very inexpensive.

Rotating Banner ads are also a great option & show on every page of the BLA Website.

Check out the BLA Website at https://www.beaverlakene.org.

Contact Jill at the BLA office for more information: jillp@beaverlakene.org

Beaver Lake Women's Auxiliary

In December, the Beaver Lake Women's Auxiliary held their annual Christmas party open to all Beaver Lake residents. Our theme was The Nutcracker and we had a most glorious night. Our decorating committee of Starre Haney, Gloria Lawman, Tammy DeBord, and Ann Wieringa did a splendid job incorporating nutcrackers throughout the clubhouse. Our meal was served by Sommer Butts, Brew and BBQ, and our DJ, Jerome Kenkel, had us all dancing the night away.

Our January get-together mostly consisted of taking down the Christmas tree in the clubhouse and talking through possible program and field trip ideas in the coming year. Patty Lockhorn has agreed to take on the activities director spot vacated by Deborah Harper when she moved. We took our first field trip of 2025 in February when we traveled into Omaha to spend some time in the newly reopened Joslyn Art Museum. We were able to do an overall visit knowing we'd need to come back to really take in all the incredible artworks available. We ate lunch in Old Market at Block 16 and we all agreed we had a wonderful day.

Our March field trip promises to be just as much fun as we celebrate Chocolate at Baker's Chocolates in Greenwood on March 5th. From there we will travel into Ashland to eat lunch at Cheri O's. We will end our trip at Cellar 426 Winery and Vineyard also at Ashland.

Any woman who is a resident at Beaver Lake who is interested in membership and would like to join us, please let me know right away. You can email me at annmcgee.mcgee@gmail.com. We would love to meet you.

I would also like everyone to know that the 4 new 72" round tables at the clubhouse were purchased with funds from the Auxiliary. They make an excellent addition to the new long tables and chairs donated by the Fishing Club.

There's still time for any high school seniors who are interested in our scholarship to let me or your counselor know. Applications are due in by March 15. Email me at annmcgee.mcgee@gmail.com.

Mowing Notice

Attention Please!

This notice is regarding your lot at Beaver Lake. This is your one and only notice to mow and maintain your lot and road right-of-way during the 2025 mowing season. You **will not** be given notice each time your lot needs mowed. If the length of the grass, weeds, or any other growth reaches or exceeds 15" in length (as stated in the Beaver Lake Handbook,) it will be mowed under the direction of Beaver Lake Association at a cost of $125 per mowing of the lot or $62.50 per mowing of the ditch and/or embankments. The cost of the mowing will be billed to the owner of record.

Once the owner receives a bill for mowing, it must be paid within 30 days. After 30 days delinquent, the account is turned over to the Association attorney for processing. The Beaver Lake Association does not wish to be in the mowing business, so we are asking that you please make arrangements for your lot to be mowed and maintained until the growth stops in late October. Remember that the mowing responsibility includes the road right-of-way. If you have any questions about the location of your lot, please notify us at 402-235-2241. Mowing contractors can be found on the Beaver Lake website. Please utilize one of them and save yourself some money. Thank you in advance for your cooperation.

Troy Weatherby, Managing Director

2025 Board of Directors Election Notice

This serves as your public notice of these important election dates.
Please keep these important dates in mind!

Friday, March 28, 2025 4:00pm BLA Office
Final date and time for BLA property owners to declare candidacy for BLA Board of Directors

Thursday, April 17, 2025 7:30pm Board Meeting – BLA Clubhouse
* Board acceptance of candidates and Three-minute speeches by Board Candidates

Friday, April 25, 2025
* Last day for members to register to vote electronically

Friday, May 9, 2025 4:00pm BLA Office

Final date and time for BLA members to declare write-in candidacy for BLA Board of Directors

Sunday, May 18, 2025 3:00pm Annual Meeting – BLA Clubhouse
* Balloting closed at call to order of BLA Annual Meeting.
* Election results announced prior to the close of the BLA Annual Meeting

Please see the Beaver Lake Association Handbook on the website for complete Election Procedures

Election Notice

Important Election Information

Beaver Lake Association members have a choice of voting by proxy via email or in person at the clubhouse in our elections. All regular members get one ballot per fees-paying membership, whether voting by proxy or in person.

Members who choose to vote by proxy must register each year on our website. Annual registration is available between January 1 and the last Friday in April. If you own multiple lots, register each one separately.

Proxy Voting

When you register to e-vote, you will need to provide your lot number, name of registered lot owner, and an email you can access during election weekend.

Be sure your lot number is correct. Be sure you can access that email during election weekend.

On the Friday evening of election weekend, you will receive an email with a link to your electronic ballot. Multiple lot registrants will receive separate emails for each lot. You will have until 3 pm on election Sunday to vote.

To vote, click the link to open your ballot, select your choices, confirm, and submit.

About two weeks before the annual meeting and election, all members will receive a notice of annual meeting and election, along with the list of candidates and their bios.

- ► Signing up for our email newsletter does NOT register you to e-vote.
- ► Previous registration to e-vote does NOT register you to e-vote in subsequent elections. Annual registration keeps our voter lists up to date.
- ► If you register to e-vote by proxy, you will be ineligible to vote in person too.

Those who do not register to e-vote by proxy may vote in person at the clubhouse on the day of the election.

Remember, if you want to vote by proxy in the coming election, registration begins in January.

For details about our election procedures, see Section VII, Election Procedures in our Handbook: Home > Information > BLA Handbook;
or contact the office at 402-235-2241 or info@beaverlakene.org.

Anyone interested in serving on the Election Committee should apply online or contact the office at 402-235-2241.

Election Procedures

Please visit the Beaver Lake website
www.beaverlakene.org
to view the latest edition of
the Beaver Lake Handbook.
Election Procedures are in Section VII

Patrol Updates

*** NEW for 2025!**

Important Announcement: New Watercraft Pre-Approval Process

We are pleased to inform you about a new update regarding the acquisition of watercraft in our community. To enhance safety and compliance, we are introducing a pre-approval process for all new watercraft purchases.

Starting January 1, 2025, all "new-to-you" watercraft must submit a pre-approval request before bringing the watercraft into our community. This ensures that all new watercraft adhere to our safety and environmental standards.

How to Submit a Pre-Approval Request:

1. Complete the Watercraft Pre-Approval Form available at https://forms.office.com/r/3QcHJi0tRV
2. Provide detailed information about the watercraft, including type, size, and safety features.
3. Submit the completed form online.

Once your request is reviewed, you will receive confirmation from the Beaver Lake Patrol office. Please ensure all newly purchased watercraft are approved before use to avoid any inconvenience.

We appreciate your cooperation in maintaining the safety and integrity of our community. Should you have any questions, please contact the BLA Patrol Office at 402-235-2243.

Thank you for your attention to this important update.

****Also! RSVP to Patrol for the 3-8-25 ATV Safety Presentation** →

Lake Patrol Announcements

Contact the Patrol Office with any questions. 402-235-2243

Online Boat Registration will be available on the BLA **Website** at the end of March.

2025 BOAT STICKER HOURS

*WEATHER PERMITTING! WE WILL NOT STICKER IF BELOW 50 DEGREES OR WET. CONTACT LAKE PATROL PRIOR TO ARRIVAL @ 402-235-2243

Saturday, April 5th	9:00 am - 5:00 pm
Sunday, April 6th	12:00 pm - 5:00 pm
Saturday, April 12th	9:00 am - 5:00 pm
Sunday, April 13th	12:00 pm - 5:00 pm
Saturday, April 19th	9:00 am - 5:00 pm
Sunday, April 27th	12:00 pm - 5:00 pm
Any Tuesday/Friday in April • **by appt. only** contact Lake Patrol 402-235-2243	1:00 pm - 5:00 pm

April - placements will take place at the Boat Ramp. ALL STICKERS NEED TO BE RENEWED BY MAY 1, 2025. Starting May 1st - Ramp hours apply.

NEBRASKA BOATING SAFETY CLASS

Instructors: US Coast Guard Auxiliary
Flotilla 33-03 Omaha, NE

Date of Class: April 26, 2025

Hours: 9:00 AM – 3:30 PM
Location: Beaver Lake Clubhouse
Address: 9410 Clubhouse Circle, Plattsmouth, NE

All boat operators born after 1985 are required to have a license!

Students will learn about operating a boat, parts of a boat, emergency procedures, and the laws regarding boating safety and operation. The cost is $10.00 cash or check.

A test will be given at the end of class so attendees can earn their boating license. Must be 14 years old to attend.

Please bring a sack lunch and drink.

To register, contact Beaver Lake Patrol 402-235-2243
Or e-mail security@beaverlakene.org

Lake Patrol Office Hiring

Contact the Patrol Office with any questions: 402-235-2243

Applications can be found on the BLA Website **Forms Section**

From Your Friends at the BLA Office

Lake Temperature & Lake Level:
Lake temp and level now available on the front page of the BLA Website! Check it out!

Brush Site: The Brush Site will re-open for the year on March 3, 2025.

Spring Clean-Up Day: Tentatively scheduled for Saturday, May 17, 2025

New Dues & Water Rates for 2025

- Water and Sewer rates are now a base of $19.00 for water and $13.50 for sewer. Then each 1000 gallons after will be $4.27 for water and $2.99 for sewer.
- 2024 Dues rates will be $316.62 per quarter for a total of $1266.48 for the year.

Calendar Reservations

Property owners can make 2025 reservations for the **campground**, the three **pavilions** as well as 2025 & 2026 Clubhouse reservations now.

Stay tuned. Reservations for the pool will begin sometime in the spring.

Cassidy at the office will help you with your reservations. 402-235-2241

BLA Website: **www.beaverlakene.org**

The BLA Website is your home for all official Beaver Lake News, Calendar info, Advertising, Handbook, Documents, Board & Committee minutes, Information and Online Payments.

Make sure to check it regularly and see what you find!

Online Payments

Don't forget you can pay your Beaver Lake bills online by clicking **Pay Online** from the main menu of the website! Call the office if you have questions.

New Property Owners

- Check out the Beaver Lake Website! There is a plethora of useful information.
- You can also stop by the Beaver Lake Office for a Welcome Packet.
- Sign up for Beaver Lake emails on the front page of the Website so you can read the monthly newsletter and be notified of emergencies.
- We'd love to have you fill out a Membership Info Form if you haven't already!