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GLA Newsletter



President's Corner– Jason Houle

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Dear Green Lake Association Members and Businesses,

As we are transitioning into spring, I want to take a moment to update you on some important developments regarding Green Lake. One of the key issues many of you may have noticed is shoreline damage caused by ice and frost. This is a natural occurrence in colder climates, where expanding ice and fluctuating temperatures can cause erosion, heaving, and other disruptions along the shore. While these changes are part of the lake's natural cycle, there are steps you can take to mitigate and repair any damage. To help protect your shoreline, consider reinforcing it with natural vegetation, riprap (rock barriers), or other erosion control measures to prevent further deterioration. If you have experienced significant shoreline shifting or damage, spring is the ideal time to assess and make necessary repairs before water levels rise. Proper shoreline management not only protects your property but also helps maintain the ecological health of Green Lake.

An update on the whole-lake treatment: The planned treatment for 2024 did not get completed—not due to the Green Lake Association, but because of government roadblocks with the treatment company and the DNR. We are striving to make it happen in 2025, but this has proven to be no small task. If we are unable to receive the necessary permitting, we will move forward with large-scale treatments using our GLA boat as a backup solution. We appreciate your patience and support as we work through these challenges to ensure the health and longevity of our lake.

I'm also excited to highlight the success of **Music on the Water**—a growing tradition that continues to bring our Green Lake families together for a memorable day on the water. The increasing participation in this event is a testament to the wonderful community we have here. It's heartwarming to see families and friends gathering, enjoying great music, and creating lasting memories right on the lake.

Additionally, I want to extend a sincere **thank you** to the volunteers who participated in the **Lake Cleanup** earlier this March. Your dedication to preserving Green Lake's beauty is truly appreciated. Thanks to your efforts, we've helped keep debris from washing ashore, ensuring our lake remains clean and pristine for everyone to enjoy.

I encourage all members to attend our upcoming **Spring Meeting**. This is a great opportunity to stay informed about GLA initiatives, ask questions, and meet our dedicated board members. Your involvement is key to our continued success, and we look forward to seeing you there.

The entire board wants to express their heartfelt gratitude to the businesses and members who have generously contributed their time, resources, and expertise to the Green Lake Association over the past five years. Your dedication has been crucial to our ongoing success and growth as an organization. Together, we've made tremendous progress in protecting and improving the environmental quality of Green Lake, and I'm incredibly proud of what our board has achieved.

Jason Houle
President, Green Lake Association

Green Lake Association Mission Statement

The Green Lake Association's mission is to preserve and protect Green Lake and its surroundings. To enhance the water quality, fishery, boating safety, and aesthetic values of the recreational lake for today and future generations to enjoy.

Accomplishments & the Future of the Association

Since 2019, this Green Lake Association board has been hard at work making incredible improvements for everyone who enjoys our lake. Through **thousands of volunteer hours**, we've transformed how the association operates and directly impacted the lake's health, clarity, and enjoyment. Here are just a few of our major accomplishments:

- ◆ **New, Fully Revamped Website** – Making information and updates more accessible than ever.
- ◆ **Integrated Technology in Our Treatment Boat** – Cutting lake treatment time from **8-10 hours down to just 2-3 hours** for more efficiency.
- ◆ **Annual Spring Meetings** – Keeping our community informed and engaged.
- ◆ **Spring & Fall Newsletters** – Creating exposure for our sponsors and improving communication.
- ◆ **Updated Accounting System** – Improving financial transparency and organization.
- ◆ **Music on the Water** – A major addition that brings our community together on the lake.

All of these efforts make Green Lake a **better place to live, fish, and enjoy year-round**.

Looking Ahead: We Need Your Help!

In 2025, **three named board seats will be opening, along with two additional voting positions**. After completing our **initial two-year terms and extensions**, our current board members are ready to pass the torch while remaining fully supportive of the association's mission.

This is a fantastic opportunity for **new voices to step in, contribute fresh ideas, and see firsthand what happens behind the scenes** to keep Green Lake thriving. We already have **4-5 great volunteers** interested but are looking to expand the board to at least **six members** to share knowledge, responsibilities, and continue pushing progress forward.

If you're interested in learning more about joining the board, please reach out! We'd love to discuss how you can play a role in shaping the future of Green Lake.

Thank you to my fellow board members for your dedication: Jason Houle—President

Travis Lamott

Michelle Carlson

Troy Ashton

Membership Dues Help GLA Improve Lake Living

Please ensure we can continue to improve lake life by paying your dues and donate when possible. The board and its volunteers are working hard to ensure that we have extra opportunities to get together and enjoy the lake. Our events are not donated, so, your financial support is the only way we can continue adding these great family activities.

With your support, we can keep the events coming!

Do you want to know more what is happening on the lake? Have you wondered why your neighbors know so much about the lake?

Information is posted on GLA website (www.greenlakechisago.com) and Facebook page. If it is something time sensitive, it is sent through email.

If you want to get on the GLA distribution list or update your contact information, send an email to Michelle or Troy michelle.carlson0510@gmail.com or troyashton@comcast.net

Green Lake Happenings

Green Lake Apparel now available! <https://greenlakeassociation.spiritsale.com/>



2025 Events

Before we know it, we'll all be cruising the lake and enjoying summer. With that in mind, it's never too early to start planning events. In 2025, GLA will continue our popular lake gatherings and events, striving to improve each year. Whether it's communicating dates earlier or adding new elements to enhance the experience, we're committed to making every event more enjoyable. As we look to this summer of 2025, save the following dates:

April 10th – GLA Annual Meeting at Uncommon Loon @ 6pm

July 4th – Boat Parade @ 4pm

July 26th – Music on the Water (2-5pm)- Featuring Shag

Our overall goal is to give back to our GLA members by enhancing lake living. We are excited to meet you all at our **Annual Meeting at the Uncommon Loon** and hope to see you on the water this summer!

Thanks to our 2025 Platinum Music on the Water Sponsors!

- **Thomas Kieffer/ Farmers Insurance**
- **FXR Racing**
- **Vibo Docks and Lifts**
- **Kendall Howard**
- **Parmily on the Lake**

**Saturday, July 26th from 2pm-5pm
Featuring Shag**



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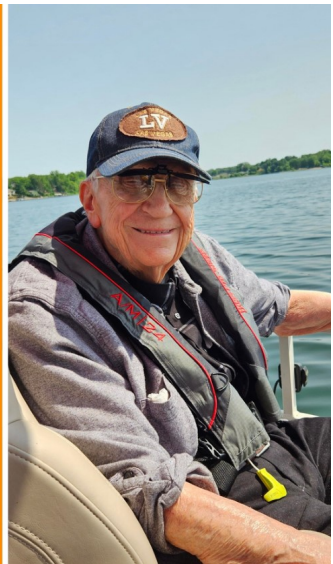
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- 🌐 monarchmn.com/parmly-on-the-lake



2025 GREEN LAKE REALESTATE REPORT
PREPARED BY JANA E ASHTON, REALTY GROUP

Greetings, residents of Green Lake. This is Janae Ashton, your neighbor, reaching out to provide you with an update on home sales for 2024 in our lake area, adjacent lakes, and the broader community. The current inventory remains limited while demand continues to rise, making acquiring a lakeside property increasingly challenging.

Below are some statistics pertaining to Green Lake and Chisago City.

Wishing you all the best in lake living!

Green Lake Stats

- There were 8 home sales on Green Lake in 2024 that were reported to the MLS. Of the 8 sales, there was 1 on Little Green and 7 on Big Green.
- The average sales price increased by 4% from \$581,433 in 2023 to \$604,925 in 2024.
- Sale prices in 2024 ranged from \$375,000 to \$846,750.
- The average sale price received was 95% of the asking price, and the average marketing time was 83 days on the market, which is up by 23 days compared to 2023
- There is currently only 1 active listing on Big Green located at 10050 Kismet Isle, list price \$1,600,00.00, and 1 active listing on Little Green located at 28605 Johnson Lane, list price \$560,000.00

Chisago County Lakes Stats

- There were 55 lake homes sold in 2024 on local lakes: Green, Little Green, Kroon, North and South Lindstrom, North and South Center, and Chisago. The average list price was \$714,918, and the average sale price was \$684,638. The lowest sales price was a condo located on North Lindstrom for \$140,000, and the highest home price was \$1,980,000 on Chisago. The average days on the market was 50 days.

Chisago County Stats

- 2024 Chisago County Stats - There were a total of 822 closed sales in Chisago County, which is an increase of 9.3 % from 2023. The average amount of time on the market was 38 days.



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Green Lake Association P&L

Green Lake Association P&L	2021	2022	2023	2024
Checkbook Balance as of 12/31	\$53,694.00	\$46,835.00	\$50,909.00	\$56,926.00
Revenue				
Interest income	\$101.59	\$156.00	\$124.00	\$59.00
Misc revenue Treatment boat rental	\$0.00	\$0.00	\$0.00	\$2,500.00
Individual donations	\$7,493.00	\$9,610.00	\$11,275.00	\$13,675.00
Business Donations	\$2,425.00	\$3,025.00	\$5,830.00	\$6,000.00
Dock Fund	\$0.00	\$0.00	\$0.00	\$175.00
Lake Improvement District (LID)	\$11,670.00	\$10,817.00	\$10,145.00	\$729.00
Misc Grants	\$5,000.00	\$0.00	\$19,450.00	\$0.00
Recycling	\$1,783.00	\$2,209.00	\$1,163.00	\$1,411.00
Misc	\$1,286.00	\$40.00	\$60.00	\$0.00
Total Revenue	\$29,758.59	\$25,857.00	\$48,047.00	\$24,549.00
Expenses				
Bank Fees	\$73.00	\$183.00	\$179.00	\$254.00
Music on the Water	\$2,250.00	\$2,800.00	\$2,849.00	\$3,712.00
Printing and copying	\$912.00	\$1,455.00	\$976.00	\$1,971.00
Advertising	\$429.00	\$0.00	\$1,558.00	\$325.00
Boat Parade	\$150.00	\$120.00	\$450.00	\$0.00
Boat and Trailer expense	\$2,269.00	\$13,076.00	\$723.00	\$1,383.00
Delineation	\$1,000.00	\$0.00	\$2,600.00	\$0.00
Treatment Chemicals	\$22,196.00	\$12,749.00	\$32,198.00	\$7,955.00
Insurance	\$518.00	\$517.00	\$1,383.00	\$1,477.00
Website	\$0.00	\$1,538.00	\$312.00	\$474.00
City Dock	\$1,992.00	\$0.00	\$0.00	\$0.00
other costs	\$0.00	\$278.00	\$746.00	\$529.00
Total expenses	\$31,789.00	\$32,716.00	\$43,974.00	\$18,080.00
Profit or loss	-\$2,030.41	-\$6,859.00	\$4,073.00	\$6,469.00

The last several years have seen ups and downs from a revenue standpoint and the roller coaster looks to continue for the next several years. We are seeing a gradual year over year increase in the amount of money received from individual donors almost doubling from 2021 to 2024 (83% increase). This is mostly due to larger donations per household rather than an increase in the amount of people donating. In 2024 the average individual donor gave \$98.00; in 2021 the average donor gave \$55.00. Each year there are approximately 25% of our lake residents donating. Thank you, donors! Given what we anticipate in the several years ahead, individual donors and business donors will play a larger part in our budgeting.

We have also seen an increase of 150% in business donorship. Each year we solicit local businesses for contributions with several of them donating \$750.00 to be one of our Music on the Water sponsors. These donations have helped make this event nearly 100% funded by business donors.

Historically we see \$10,000.00- \$11,000.00 in "Lake Improvement District" (LID) funding to assist with our lake association objectives, specifically Aquatic Invasive Species. In 2024 we only received \$729.00 and for the next 2-3 years we will most likely see \$0.00. This year the LID is repairing/rebuilding the weir system that regulates the lake levels of the lakes within the Chisago Lakes Chain of lakes that were installed many years ago to prevent flooding. These funds are coming from the pool of money that is normally given to lake associations for AIS control.

We have had the benefit of some large county grants over the last few years. In 2025 we have been awarded \$38,446.35 for "Aquatic Invasive Species Treatment" from a ARPA grant "American Rescue Plan Act". This is federal money that was given to counties and some of that money was earmarked for local lake associations for the benefit of controlling invasive species. This is a reimbursement program that is a "use it or lose it" program. Meaning this grant is currently not in our account. As we use funds for the allowed expenses, they will reimburse us up to this amount. In 2023 we received \$12,700.00 from this same program. These 2023 funds are reflected in our P&L and are in the bank account. Our intent is to use the majority of this money for a whole lake treatment for Little Green that should limit weed growth for several years. This treatment would be performed by an outside subcontractor. The permitting for this work has been challenging and more in depth than our standard treatments given we are requesting a larger treatment area. It is not certain if the DNR will allow the whole lake treatment. If for some reason we cannot get this permit, we intend on doing a more extensive treatment on the entire lake including Little Green.

The good news here is that we should not have the need to tap into our current checking balance to fund our AIS treatments giving us a financial cushion heading to the lean 2-3 years ahead.

As a side note to those living in the South Bay. The Green lake Association hires Lake Management each year to do a weed kill for a path heading into the bays to make them more navigable.

Thank You for all those that donate. It is much appreciated!

Troy Ashton/GLA Treasurer

troyashton@comcast.net

Green Lake association Membership form

Resident information (Please include e-mail for any event updates)

Name:		
Home Phone:	Cell Phone:	Date:
Current address:		
City:	State:	ZIP Code:
Email address:		

Business Information

Business Name: (for Business Membership) Please contact the treasurer Troy Ashton for business sponsorships troyash-ton@comcast.net		
Business address:		
Phone:	E-mail:	
City:	State:	ZIP Code:
Contact Name:	Please attach business card	

membership dues

Bronze Level Individual Membership - (\$ 50.00)	\$ _____
Silver Level Individual Membership - (\$ 100.00)	\$ _____ Receive a free GLA logo tumbler
Gold Level Individual Membership - (\$ 150.00)	\$ _____ Receive a free GLA logo tumbler
Platinum Level Individual Membership - (\$ 300.00)	\$ _____ Receive two free GLA logo tumblers <i>Make checks payable to GLA.</i>
Additional Donations - \$ _____ Total \$ _____	<i>If you pay by electronic payment, please fill out this form and send it in for our records</i>
Signature:	

Thank you for your continued support! Please Note: Yearly dues paid in Spring or Fall go towards that year's membership.

All donations welcome

You can pay by check, VENMO or electronic payment Go to www.GreenLakeChisago.com to make online payment.

Green Lake Association
PO Box 212
Chisago City, MN 55013
www.GreenLakeChisago.com



Please note: For those businesses that pay a yearly business sponsorship of \$250 or more, their business will be listed on our newsletter and website. Please submit via email an ad/business card with your sponsorship to Troy at troyashton@comcast.net. We reserve the right to adjust the ad/business card size to fit our newsletter.



Green Lake Association
 P.O. Box 212
 Chisago City, MN 55013

Or Current Resident

GLA Aluminum Can Recycling

Green Lake Association earns money from your aluminum cans. Located behind Chisago Warehouse Liquor. (on the corner of the frontage road) look for the container with GLA's name on it. On average we make about \$1000 a year.

Board Members

If you haven't paid your dues for this year, please return your Membership Forms and Dues as soon as possible. Paying now ensures we have the funds to spray this spring and summer. We are never sure if we will receive grant money from the DNR or LID each year to treat the lake. The money received from dues help ensure we have funds to treat our lake. Support our local businesses who give to the Green Lake Association. Please give them your support, they support our lakes

Board Member	Office	Phone Number	E-mail
Jason Houle	President	651-466-0212	president@greenlakechisago.com
Open	Vice President		vicepresident@greenlakechisago.com
Troy Ashton	Treasurer	612-280-7581	troyashton@comcast.net
Michelle Carlson	Secretary	651-249-7134	Michelle.carlson0510@gmail.com
Open	Board Member		
Open	Board Member		

Activities & Fundraising	Lake Treatment	Additional Support
Available	Neil Carlson	Janae Ashton
		Alec Finn
		Kelsey Campobasso

We're on the Web!

See us at:

www.greenlakechisago.com

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