

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

April 2017

Manager Comments

Happy Spring!

We usually think that the winter months here at the lakes are our "slow" months. Time that we normally catch up on things and organize. Well this "winter" was a busy one. We have been working hard on the new water project that will be starting any day now. Easements had to be obtained for property where the new water main was crossing, bidding process was completed and financing closed! It was a long trying effort, but we did it!! We also put the Elk Drive project back out to bid and a contract was awarded. The Beach Bathroom renovation is complete and the new shelter adjacent to the old one will begin any day as well. I am so proud of the entire CSCD Staff for all of their efforts in helping these projects come to fruition.

The process for developing a budget for calendar year 2018 will soon be upon us. We continue to work on creating a budget that is as frugal as possible, while still allowing us to accomplish what needs to be done to protect our infrastructure and continue to make this a wonderful community for all freeholders to enjoy. Each commission will be working with the staff to create tentative budgets for the areas they oversee. Those budgets from each commission will be merged, evaluated and adjusted as needed to be presented to the DLGF as the 2018 considered budget sometime in July.

Our busy season is upon us and my staff and I look forward to seeing you as you come back to the lake for the Summer! Remember all boat decals expired last June (2016), so if you still need to renew those or purchase any new boat decals if you purchased a new boat you can do that at the CSCD office! Also, if you did not pick up your Beach Pass/Property Identification card you can do that at the office as well. We will begin our Saturday hours on May 6th from 8am-noon. If you have any questions, please feel free to contact me at the District Office. I truly love being your Conservancy Manager.

Stacy Wethington,
Conservancy Manager



In This Issue

- Welcome New Board Members
- Summer Office & Marina Hours
- Commission Meetings
- Infrastructure Intersection
- Fraud Alerts
- 2016-2018 Watercraft Decals
- Lake Activities
- Nineveh Road Traffic
- CSCD Weather
- Aquatic Vegetation

Welcome New Board Members

Please welcome our
newest Board members,
Brad Roberts and Pat
Sherman!

Brad Roberts took over
for Jim Ray for Area 5 and
is serving as the Board
Secretary.

Pat Sherman was re-
elected for Area 6 and is
serving on the Building
Commission.

Summer Office Hours

The Cordry-Sweetwater Conservancy will be open on Saturdays starting May 6th thru end of August excluding May 27th (Memorial Day weekend).

Monday thru Friday
7:30 AM - 4 PM

Saturdays
8 AM - 12 PM

Marina Hours

The marina will open beginning Memorial Day weekend thru Labor Day weekend. The marina hours are as follows:

Cordry Lake:

Wednesday & Friday:
4 PM - 6 PM

Saturday: 11 AM - 7 PM

Sunday & Holidays:
11 AM - 5 PM

Sweetwater Lake:

Wednesday & Friday:
6 PM - 8 PM

Saturday: 11 AM - 7 PM

Sunday & Holidays:
11 AM - 5 PM

Commission Meetings

Board Meeting	3rd Tuesday of each month	7 PM	Clubhouse
Building Commission	1st Tuesday of each month	6 PM*	Office
Ecology Commission	1st Thursday of each month	6 PM	Office
Security Commission	2nd Tuesday of each month	7 PM	Office
Roads Commission	2nd Tuesday of each month	6 PM	Office
Water Commission	2nd Thursday of each month	5 PM	Office

* The Building Commission meeting at 7 PM for the months of February, March and April.

Infrastructure Intersection

By: Josh Hawley

In what will be our most ambitious year of projects since the initial construction of the Lakes we have hit the ground running early in 2017. It's hard to miss some of the bigger projects that have already commenced around the District such as the Water Main Replacement project down Nineveh Road and the new shelter-house construction at the beach. When all is said and done for 2017 I hope we will be celebrating the completion of all of our different ventures. Here is a quick run-down of our projects:

- Water Capital Projects: 3.5 miles of water main replacement, 4 new fire hydrants, replacement of all 1,350 water meters and migration to a radio-read system to save on labor and minimize errors, and the painting and refurbishing of the blue water tower
- New Shelter-House at the Beach: A new 40x40 ft. shelter-house is being constructed just 8' to the south of the old shelter-house and it should be finished by Memorial Day Weekend
- Bathroom Renovation- GP Construction is near completion on renovating the existing bathrooms at the beach house to double their size and make them ADA compliant
- Trail 5 Extension: This in-house project will connect Cordry Dam to the existing trail system with a new, near ½ mile long trail
- Sweetwater Ramp Repair: Necessary repairs on the ramp to make loading/unloading boats much easier and safer
- Community Garden: 2017 will be the inaugural year for the new Community Garden which will be constructed during March. All 21 beds have been purchased and reserved! The garden is located at Center Lake Park.
- Nearly 3 miles of paving including sections of Cordry Drive and Center Lake Rd that were not paved last year as well as the South bound lane of Church Hill
- Line striping all along the main roads in the District
- Elk Drive Project: Five dangerous, narrow crossings that are eroding are being addressed
- Fish Survey: For the first time in 10 years a fish survey will be conducted by Aquatic Control to help address future needs and any potential problems
- Sweetwater Dam repairs: Erosion repairs will be made to Sweetwater dam per 2015 Engineer Inspection Report (Both dams were still graded in good condition)



All of these projects go hand in hand with our normal routines and lists of maintenance duties including ditching, grading, and graveling roads; repairing water leaks; mowing grass; maintaining the beach; and more. These projects also mean that at times traffic could become congested. **OBEYING THE POSTED SPEED LIMITS HAS NEVER BEEN SO IMPORTANT!!!** Between the water main project, paving, and striping there will be construction crews all over the place and drivers need to pay attention and obey all flaggers and speed limits. Let's keep each other and our contractor guests that are working hard for us safe this summer!



District Building Projects

As the weather warms up, construction work increases in the CSCD. The CSCD continues, as it has for many years, to review ALL construction done in the CSCD. If you are planning a project involving construction of structures on property within the CSCD, check first with the Nick Johann, the Building Compliance Officer, to determine if your project requires a permit from the CSCD which involves approval by the CSCD Building Control Commission and the CSCD Board of Directors. Discussion continues on improving and simplifying the building application for freeholders and contractors.

FRAUD ALERTS!!

We need your help:

If you see anything out of the ordinary and it concerns your safety or someone else's, please contact the Sheriff's Office and have an officer stop by and talk with you. Even if it turns out to be nothing it is better to make the call and make sure.

There are still many scams going on out there. We all get the calls that sometimes seem threatening. The IRS will not call you by phone and report that there is a warrant for your arrest or that they will have one issued. If you receive any of these type of calls, please contact us and we will find out if it is a scam or not.

A new scam that is going on right now is a company called LOCAL RECORDS OFFICE wanting people to send them monies for putting your information into their files. The cost is \$89.00 and the form they use looks to be official. If you read deep enough into the letter, it tells you they are not a government agency. They make it appear to be and official notice. They are getting your information through the county and making it appear they are an official recording office for public records. This is another way for them to get your money.

PLEASE GIVE US A CALL BEFORE YOU SEND ANY MONEY!!!!!!

YOUR OFFICERS ARE HERE TO SERVE AND PROTECT YOU. CALL IF YOU HAVE ANY QUESTIONS.

THESE ARE TO OFFICERS WHO WORK FOR CORDRY SWEETWATER CONSERVANCY DISTRICT AND THEIR UNIT NUMBERS

Vernon "Bernie" McGaha	740
Randy Taggart	741
Mike Clark	742
Jimmy Green	743
Mike Fouch	723
Bill Hamilton	725
Mike Moore	7-3
Scott Bowling	7-4
Chad Williams	7-7

These are some GREAT GUYS and are here for you.

CSCD Office number for non-emergency calls (317-933-2893)

Sheriff's Office number for non-emergency calls (812-988-6655)

EMERGENCY

DIAL 911

ALSO be cautious who you hire to do work for you. There have been times where our lot owners have been taken by contractors who do not finish the jobs or TAKE THE MONEY AND RUN. Ask around and find out about contractors before you decide to use them. You can ask us if we know them or not. We have worked with many contractors and know which are reliable.

BE SAFE AND HAVE A GREAT SUMMER

2016-2018 Watercraft Decals

Boat Decal and Beach Pass Season is from 2016-2018. All motorized watercraft decals are green while all non-motorized watercraft decals are orange. **Current boat decals expire on JUNE 15, 2018.** If you do not have current boat decals, they can be picked up at the District Office.

Power/Speedboat: No longer than 19ft. 1/2 inch and over 30 horsepower (1 inch tolerance allowed)	\$70
Pontoon Boats: No longer than 28ft. and not exceed 100 horsepower	\$70
Fishing Boats: No longer than 19ft. and not exceed 30 horsepower (Note: Any fishing boat greater than 30 HP is considered a Power or Speed Boat)	\$35
Jet Ski/Wave Runner Must be grandfathered and continuously registered with the CSCD Office before January 1, 1994	\$70
Non-Motorized: Kayaks, Canoes, Rowboats, paddle boats, sailboats No longer than 17ft.	\$7.50

Starting June 16, 2017 all boat decals will be half price.

All motorized and non-motorized boats listed above need to have lot numbers along with the boat trailers. Lot numbers must be 3 inch on both sides of the boats next to the boat decals. Lot numbers must be 2 inches on one side of the boat trailers.

Things you need to provide to obtain a watercraft decal:

Photo ID

Current title, registration or certificate of origin in the current lot owner's name for first time registration.

Insurance Information (Insurance company name, policy number and insurance agent contact information)

Class One (Power/Speedboat) watercraft for measurement if required. Please call the District Office to verify if the year, make and model of the boat is already in our database for measurement.

Per Resolution 2015-10:

- ALL Class One Power or Speed boats cannot exceed 4000 lbs. dry weight as provided by the boat manufacture.
(reference the NADA database at www.nadaguides.com/boats)
- Watercraft that are equipped with wake enhancing devices must have the equipment permanently disabled.

Per Resolution 2016-3:

- All gasoline powered watercraft utilizing Cordry and Sweetwater Lakes be covered by liability insurance, insuring the owner and/or operator of the watercraft against liability for personal injury or property damage.

You may have any combination of 6 total watercrafts:

- One Power or Speed Boat (over 30 HP)
- One Pontoon Boat
- One Fishing Boat (under 30 HP)
- Non-powered watercraft

For more information please visit our website at <http://cscd-in.org/boating-decals/>.

2016 Cordry-Sweetwater Lake Activities

CSVFD Garage Sale *Collection Date	Saturday, April 8th Saturday, April 22nd	10 AM – 3 PM	CSVFD Station
Welcome Back To The Lakes	Saturday, April 8th	1 PM – 4 PM	CSLOA Clubhouse
CSVFD Garage Sale	Saturday, April 29th	8 AM – 3 PM	CSVFD Station
Pancake Breakfast	Sunday, May 28th	7:30 AM – 11:30 AM	CSLOA Clubhouse
Memorial Day Kids Bike Parade	Monday, May 29th	11 AM – 12 PM	CSCD Office
CSVFD Fish Fry	Saturday, June 17th	11 AM – 7 PM	CSLOA Clubhouse
Concert At The Beach	Saturday, June 24th	7 PM	Sweetwater Beach
Mass At The Beach	Sunday, July 2nd	6 PM	Sweetwater Beach
Fireworks	Saturday, July 8th	Dusk	Sweetwater Beach
Pancake Breakfast	Sunday, July 9th	7:30 AM – 11:30 AM	CSLOA Clubhouse
58th Annual Ox Roast	Saturday, September 2nd	12 PM – 6 PM	CSLOA Clubhouse
Pumpkin Carving	Saturday, October 14th	4 PM – 6 PM	CSLOA Clubhouse
Haunted Forest	Friday, October 27th Saturday, October 28th	8 PM – Midnight	Nature Trails
CSVFD Trick-Or-Treat Open House	Monday, October 31st	6 PM – 9 PM	CSVFD Station
CSLOA Craft Fair	Saturday, November 4th	9 AM – 2 PM	CSLOA Clubhouse
CSLOA Santa's Workshop	Sunday, December 2nd	2 PM – 5 PM	CSLOA Clubhouse

CSCD Weather

Is your Lakes house just a weekend or summer getaway? Ever wonder what the weather is doing exactly right here at the Lakes? Want an alert if the temperature is too high or too cold at your house? Want to know if it's going to rain on Saturday at the Lakes? Now you can find out. With some of the savings from the Beach Renovation project this spring we purchased and installed a weather station (\$200) here at the CSCD Office. Simply go to <https://www.wunderground.com/q/zmw:47448.6.99999...> and save it as your preferred location! This is the only weather station for about 10 miles from here and it tracks rainfall, temperature, wind, barometer, and gives a detailed forecast! Check it out!

NINEVEH ROAD TRAFFIC

Most of you know we are nearing the start of our massive Water Main Replacement Project that begins at the Brown/Johnson line on Nineveh Road and ends up here at the Blue Water Tower. **THIS WILL IMPACT TRAFFIC ON NINEVEH ROAD!**

Please, please, please slow down. Expect delays and one lane roads in areas. There will be flaggers and possibly police officers to aid in the traffic control. The contractor is going to work four, 10 hour days so this will help on Fridays in the summer time! We can't reiterate enough how important it will be to slow down and pay attention while driving Nineveh Road once this project begins. Allow yourself extra time in the mornings and evenings and **PLEASE BE PATIENT**. Let's keep each other safe and get this project done so that future generations can continue to enjoy this community!

Aquatic Vegetation

The conservancy district has contracted again this year for a professional vegetation management firm to conduct surveys of both lakes in early May, and again in June, and determine herbicide treatment needs on the basis of those surveys. The goal of the treatments, as outlined in the CSCD's vegetation management plan, is to prevent an overabundance of aquatic vegetation, but maintain enough of the plants to maintain an ecological balance in the lakes. Protecting the long term health of the lakes is essential to their appeal to those who might wish to own property in CSCD. Striking the right balance between too few and too many plants, while trying to satisfy the sometimes competing interests of all the lakes' users is challenging. Nonetheless, CSCD strives to accommodate everyone's interests and desires, to the extent possible.

Covenants

Were you aware that each piece of property in the conservancy district is subject to "covenants" linked to each property's deed, which are rules that govern the use of the property? Legally, these "restrictive deed covenants" are binding and enforceable by any freeholder in the district and may be litigated if violated.

Covenants are used by planned developments to ensure a certain level of order and uniformity. The standards enforced through covenants help the properties in the community retain their value, and assure property purchasers that there will be consistency in the long term development of the community.

The covenants for our properties address a number of things such as, for example, declaring that they can be used only for single-family residential purposes, that trailers and shacks are prohibited, that noxious and otherwise offensive activities are not allowed, and that lots may not be subdivided.

The covenants can only be considered for modification every ten years; the next time that could occur would be in 2022.

You can review all of the covenants on the CSCD web site.

Septic Inspections

All Septic Inspection notices will be going out to the freeholders in which Septic Inspections are due. The inspections are due by August 31, 2017. Please contact the CSCD Office if you have any questions whether your septic inspection is due this year or for a list of local contractors that provide this service to our area.

Ways of Corresponding

Check out the District's website at www.cscd-in.org! You will be able to find meeting minutes for the Board and Commissions, the latest news, calendar of events and more!

Please like us on Facebook:
Cordry-Sweetwater Conservancy District for information and updates about Commissions, Board Meetings, Infrastructure, boil orders, road conditions, and more!

We now have a Twitter account!! Follow us on Twitter under @cscd_official.

The Cordry-Sweetwater Conservancy has a text alert system. It will send up to 8 messages per month with alerts and/or information to those who subscribe. This could be from boil water alerts to meeting date/time changes or cancellations. Message/data rates may apply. There are two ways in which you can subscribe: from your mobile phone you can text "cscd" to 97000 or you can go onto our website at www.cscd-in.org and sign up from the homepage.

Did you know...

- The CSCD will be hosting it's first ever ELECTRONICS RECYCLING event this summer. Be sure to check out our web-site and Facebook page for more information later this spring.
- The new meters and radios being installed can cost the new customer over \$300 if damaged in any way, staying out of the CSCD meter pits has never been so important!
- It is necessary for each Lot Owner to report any changes of address, email address and multiple phone numbers in order for the CSCD employees to contact you in case of any problems that may occur with your property.
- It is that time of year to please take the time to replace the batteries in your smoke detectors and carbon monoxide detectors.
- It's that time of year again to start looking at sprucing up the yard. Be very careful how you treat your lawn. Please do not use anything that will harm the lakes. Make sure your fertilizer is phosphorus free, since phosphorus promotes growth of algae when it washes into the lake.

Traffic Within District

Speed limit is 25 MPH on the main roads

Speed limit is 15 MPH on the side drives



District Traffic Signs

Reasons To Call the After-Hours Emergency Number

Reasons to call After-Hours Number:

- Water bubbling out of ground or running down a road
- To shut off water due to a leak (please bear in mind our nearest employee lives 30 minutes away; this is why customers are required to have a shut-off valve installed on their side of the meter)
- Trees or other obstructions in the road

Reasons the On-Call personnel will NOT assist after hours:

- To turn on/off your water unless you have an emergency LEAK
- To turn on/off your water to CHECK for a leak
- Dead animals (Call the sheriff and ask for Animal Control)
- To turn on water that has been disconnected for non-payment
- To turn on/off water on the weekends (This needs to be scheduled during normal business hours)
- Potholes or to add gravel to roads
- Buoys (Contact the Boat Patrol)
- Emptying trash cans
- Compost pile issues
- Beach issues (Contact the Beach Attendant)
- Water bill issues
- Line locates

We are more than happy to assist with any of these or other issues you may have during normal business hours.

The After Hour Water Emergency number is 317-306-0882.

Cordry-Sweetwater Mini-Triathlon

Date: July 1, 2017

Time: 8 AM - 12 PM

Portions of the proceeds will go to the Cordry-Sweetwater Fire Department

For more information on the swim, bike and run courses or to sign up for the triathlon, go to <http://racemaker.org/event-calendar/>.

Your 2017 CSCD Board of Directors

Jerry Engle, Chairman	317-809-6091	jerrye345@aol.com	Area 7
Herb Benshoof, Vice Chairman	317-501-6811	herbie@partnesinstaffing.com	Area 1
Brad Roberts, Secretary	317-439-1162	bradroberts4@me.com	Area 5
Chad Crimmins	317-800-4580	chad@cfabgrid.com	Area 2
Matt Petersen	317-755-7855	matt@dsi-wbe.com	Area 3
Josh Edwards	317-412-3642	jedwards@swshelby.k12.in.us	Area 4
Pat Sherman	317-412-6646	psherman@s-a-cpa.com	Area 6
Stacy Wethington CSCD Manager	317-933-2893	swethington@nwcable.net	

Contact Us

**Cordry-Sweetwater
Conservancy District
8377 Cordry Drive
Nineveh, IN 46164**

(317) 933-2893

**cscdinfor-
mation@gmail.com**

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