

# CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

WINTER 2020

## Manager's Moment



**By: Josh Hawley**

*Acting Conservancy Manager & Superintendent*

While history will later have us believe 2020 was a cursed year, I choose to look at it more optimistically. As the world dealt with a global pandemic, activity at the Lakes came to life earlier than usual as Freeholders chose to hunker down in their lake homes. It was great to see so many Freeholders using our wide variety of recreational facilities we maintain. The creation of the Pickleball Court at Centerlake Park has become

one of the most popular off-water recreational activities.

In the midst of turmoil over the funding of the District's expenses I saw Freeholders come together. I saw Board members listening to their constituents and crafting a new way to fund the District's works of improvement.

Amid a 36% increase from our water supplier, I worked hand in hand with Water Commission members whose main objective was to NOT have to pass that whole increase on to customers. I saw a plan come together that will allow us to be more proactive with water leaks and improve customer leak reporting with an updated meter reading system all while keeping our rate increase to only 24.48%, nearly 12% less than the increase given to the utility.

I witnessed CSCD employees going the extra mile for Freeholders during a crazy time of it being a boat sticker year whilst the office being closed off and on due to the pandemic. I saw employees rally behind internal changes and support each other in amazing ways.

As we charter into unknown waters heading towards 2021 I believe that the CSCD will flourish. Whether you are here full-time or part-time, on the water or off the water, this amazing place represents an escape from the cold realities of these unprecedented times. We are committed to excellence, committed to improving, and most importantly, committed to you.

Have a Merry Christmas and a Happy New Year.

## Cordry Dam Spillway Project Engineering to Begin in 2021

After deficiencies were found during the 2019 Bi-Annual Dam Inspections with the spillway on Cordry Dam, priorities shifted from the spillway on Sweetwater to Cordry at the guidance of our engineers.

In 2020 several drillings and analysis were performed on the concrete chute on Cordry Dam. Replacement of the structure is in the best of interest of the CSCD as opposed to a band aid approach.

2021 will be the year of engineering and permitting from the state. Currently Cordry Dam is not classified as a high hazard dam, unlike Sweetwater. However, part of the required engineering will uncover how much things have changed down river from the dam.

It is possible that DNR will reclassify Cordry as a high hazard dam. If that is the case we will not be able to replace the spillway in it's current footprint and thus greatly increase the cost of the project.

The engineers think it will take a year to get all of the necessary studies, permitting, and licensing completed. After



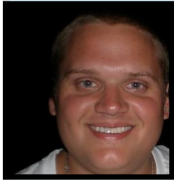
that, the project can go out to bid with construction being planned for 2022.

The Board voted in favor of utilizing Rainy Day funds to pay for as much of the ex-

penses as possible regarding this project. Current cost estimates if the spillway can be replaced in it's current footprint would be under the amount of money currently in the rainy day fund.

Visit our website at [www.cscd-in.org](http://www.cscd-in.org) or join us on Facebook ([www.facebook.com/cscdgrounds](https://www.facebook.com/cscdgrounds)) or Twitter @cscd\_official

## BUILDING CORNER



**By: Nick Johann**

*Building Compliance  
Officer*

2020 was a busy year! There are many new homeowners sprucing up their homes and outdoor living areas. We ended the year with 136 applications. This is the most applications I have received in my nearly 6 years as the Building Compliance Officer.

There is not a January building meeting but the deadline for applications for the February Building Commission meeting will be January 26<sup>th</sup>. If you are planning projects for 2021, I'm happy to meet with you to discuss the scope of the project and whether it will require a building application or not.

The winter months would be a good time to get a survey scheduled if you do not have one or the pins are no longer present. All applications for lake structures require a survey.

I would like to give a friendly reminder that landscaping, including retaining walls and patios require a building permit. This is to ensure nothing harmful will be done to the lake or septic system.

It was nice meeting new people this year through the building process and I'm looking forward to 2021.

## CSCD Continues to Strive for Communication to Freeholders Using Technology

In this fast-paced world, many of our Freeholders love their Lake home as a place to slow-down and unplug. We love that about this wonderful place as well. However, technology has become our quickest and best way to communicate with Freeholders.

Over the years we have created social media accounts including Facebook, Twitter, and Instagram. Following our Facebook and Twitter accounts gives you news updates, project updates, road conditions in the winter, live videos and more. If you are more of a picture person, join our Instagram account to follow up with projects and pictures of the beauty that these Lakes have to offer.

Something else we are utilizing more than ever is our FREE text/email alert system. Simply go to our website and click 'Subscribe.' This gives you breaking news, news blitzes, important links to online meetings, and more.

Speaking of the website, we have revamped the homepage to offer quicker access to the more popular components such as monthly meeting agendas and minutes, when the idle lights turn yellow, a link to our online work order portal, and the ability to pay your water bill online and sign up for paperless billing. We have also updated the calendar and news section.

There are also several other ways

to get important information including this newsletter. A link to previous newsletters can be found on the website under the revamped 'Resources' tab.

For water utility customers make sure you always check the top of your water bill for important updates or news regarding the water utility.

If you don't subscribe to the local newspaper, Brown County Democrat, you can always visit their site and check for legal notices regarding the CSCD or join their Facebook page for links to local stories. We have also started posting all legal notices under the 'Resources' tab on our website.

If you feel like we are missing the boat on other kinds of communication, please give us a call or send an email to [jhawley@cscd-in.org](mailto:jhawley@cscd-in.org) with your suggestions.

### Different Communication Channels

**Website:** [www.cscd-in.org](http://www.cscd-in.org)

**Facebook:**  
[www.facebook.com/  
cscdgrounds](https://www.facebook.com/cscdgrounds)

**Instagram:** [@cscdworks](https://www.instagram.com/cscdworks)

**Text/ Email Alerts:**  
[www.cscd-in.org/subscribe](http://www.cscd-in.org/subscribe)

**Make sure you check the top of your water bill for important updates**

# Invasive Aquatic Species Closer Than You Think

*The following is an edited article written by Superintendent Josh Hawley for the April 2019 newsletter.*

*The Ecology Commission is currently discussing strategies in regards to preventing Zebra mussels from entering our precious Lakes. For more information visit <https://www.cscd-in.org/important-information-and-education> and click on Zebra Mussel Information.*

**G**eist Reservoir, Brookville Reservoir, Lake Shafer, and the Ohio River are now on the Indiana DNR list of bodies of water that are confirmed to have Zebra Mussels in the water. The threat is near and it is serious.

The disruptive mussel wreaks havoc on lake ecosystems by eating up valuable zooplankton and filtering large amounts of water that can allow nasty vegetative growth.

Zebra mussels need to attach themselves to hard surfaces which can include boats, pipes, dock pilings, buoys, and geothermal units. Zebra mussels will also live on the lake bottom and can cause beaches to completely close due to the sharp mussel shells.

According to the fantastically written, and well-informed book, *The Death and Life of the Great Lakes*, the mussels came from Eu-

rope aboard sea ships. Once the Great Lakes were connected to the Atlantic Ocean via various canals and channels the mussels quickly invaded. Within two years many of the Great Lakes were ecologically destroyed, causing a huge economical impact as well.

Mussels attach themselves to boats and can be transported via plants, boat bottoms, live wells, bait buckets and anything else on the boat. Once

established, it is IMPOSSIBLE to eradicate the zebra mussel.

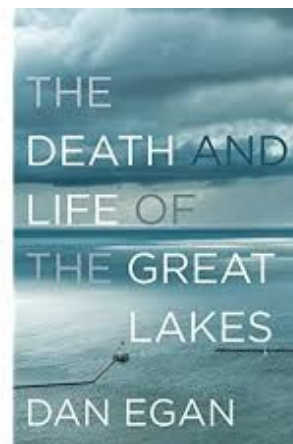
The fact that the mussels are within 50 miles of the CSCD, we are starting

to take several steps to insure we prevent any infestations. The first step is education. With so many freeholders only here on weekends or in the summer, are those freeholders boating elsewhere in the state? **DNR recommends cleaning boats with hot water and allowing it to dry for 5 full days before transporting it to a new lake.**

Myself and the Ecology Commission are working on ideas that could include boat washing stations, boat check stations, additional signage, and more.

**DNR recommends cleaning boats with hot water and allowing it to dry for 5 full days before transporting it to a new lake.**

Ecology Commission member and freeholder Jim Donnell and his wife, Sue have arranged for



three copies of the book *The Death and Life of the Great Lakes* by Dan Egan to be available at the BC Library located here in the Lakes. I would highly recommend this book as it tells the harrowing, unbelievable story about the Great Lakes and their battle with invasive species throughout man's time including Zebra mussels.

The Indiana DNR website also has a lot of information regarding the zebra mussels and a current list of lakes that are



*Zebra Mussels overcome an empty can in Lake Michigan. An infestation can happen within a year and ruin a lake's fragile ecosystem.*

infected in the state. If you boat on any of these lakes, PLEASE contact me ([jhawley@cscd-in.org](mailto:jhawley@cscd-in.org)) so we can help prevent any kind of infestation.



# 2020 in Review

Whew! What a year! Let's take a look back at 2020 and some of the highlights of the year chronicled on our Facebook page.

## **February 13th, 2020:**

Snow squalls cover the District overnight and despite best efforts from the Snow Crew, there are several slide offs on Cordry Dip. This same night there is a large house fire on Nineveh Road.

## **March 13th, 2020:**

The CSCD Office Lobby closes to the

public due to Covid19 and Indiana state mandates. Brown County Schools close today with a date to reopen of April 6th, but they end up remaining closed until Fall Semester.

## **March 20th, 2020:**

Over 4" of rain fall in the District causing flooding and both lakes to go RED.

## **March 25th, 2020:**

All playgrounds in the District were closed due to Indiana state mandates. They would remain closed until Memorial Day Weekend.

## **June 11th, 2020:**

The crew fixes the 5th water main leak of the year. On average they usually only have 1 water main leak a year.

## **July 20th, 2020:**

SCIREMC begins laying the foundation work for fiber optic internet in the area.

## **August 18th, 2020:**

Josh Hawley is named the Acting Conservancy Manager & Superintendent.

## **August 21st, 2020:**

The Pickleball Court opens to a huge crowd. It has grown into one of the most popular off-water recreational activities.

## **September 15th, 2020:**

The CSCD Board holds an outdoor informative session regarding a change in the way assessments are collected in the District. It is attended by over 100 Freeholders in person and 100 Freeholders via Zoom.

## **September 18th, 2020:**

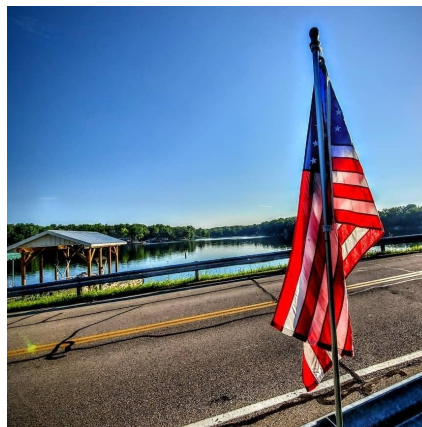
The CSCD Board holds another information session in the maintenance facility after gathering concerns from Freeholders regarding the assessments. This was also the first public reading for a water rate increase of 24.48% after our supplier, Prince's Lakes, raised our rates by 36%.

## **October 20th, 2020:**

At the Board meeting the Board voted to begin equally assessing each Freehold in the District \$269 annually to help fund the works of improvement in the District. This assessment will decrease the overall ad valorem (property value) portion the District collects in order to fund it's expenditures by about \$400,000. The Board also approved the water rate increase to begin in November as well as a small loan from the SRF to fund district metering for the water utility and an upgraded meter reading system.

As we say good-bye (good riddance) to 2020 and welcome 2021 we are as excited for the future as ever. The District will be under new leadership as Josh Hawley is expected to be named the Conservancy Manager beginning January 1, 2021.

Josh is looking forward to increasing technology uses, working with the new committees, and bridging the perceived communication gap with Freeholders.



## **2020 By the Numbers**

- ⇒ **2,778 work orders completed**
- ⇒ **199 water leaks reported to customers**
- ⇒ **68 water line leaks repaired**
- ⇒ **252 Indiana811 Line locates completed**
- ⇒ **50% of work orders are Water Utility-related**
- ⇒ **64 work orders were completed at Sweetwater Beach including raking and trash pick-up**
- ⇒ **136 Building Applications**

# CSCD Board of Directors Election Coverage

For the first time since 2014 there will be an election for the CSCD Board of Directors at the annual meeting on January 11, 2021. The election will be open for voting at the CSLOA Clubhouse from 10 am to 12 pm. The Annual Meeting will begin at 1 pm and the results will be confirmed at that meeting.

Absentee voting is available (ballot is with this newsletter). Absentee ballots MUST be received by the CSCD Office by 4:00 pm on January 10, 2021 to be counted. Please make sure if you mail your vote that you allow time for it to get here on time.

Patrick Sherman in Area 6 is running unopposed. In Area 5 there will be an election between incumbent Jay Nogan and Tobi Ferguson. Their bio's are below.

## INCUMBENT, JAY NOGAN



In late 1999, my wife (Joyce) and I

moved here from St. Thomas (PA) as I had accepted a position with Cummins. We purchased our house on Elk Drive and since then we have been full time residents in this beautiful part of Brown County. Beginning in early summer of 2005, I found myself with an unexpected opportunity to become self-employed and work from home. Joyce has had a full-time teaching position with Edinburgh School Corp. since 2003. We have now owned four homes in three different states, experience that provides a broad perspec-

tive on home ownership and community.

A little more than two years ago I was asked to temporarily fill a vacancy on the CSCD Board of Directors, created when the Area 5 rep sold their property. I ran in January 2019 to be able to finish out the remainder of the 4-year term. I found my time on the Board to be interesting, informative, and educational. It provided me with the opportunity to get to know a lot of Freeholders (neighbors) that would not have happened otherwise. I would appreciate the opportunity to continue to give back to the community that my wife and I call home. Please consider me when you place your vote for the Conservancy District Area 5 Director.

## TOBI FERGUSON



My name is Tobi Ferguson, Keli is my wife (pronounced like Keelee), and our son is Jax. We have been members of the CSLOA/CSCD since 2009. I'm a 19-year Veteran from the United States Marine Corps, where I served in five combat tours overseas in Iraq and Afghanistan, with the last two served while living here in Cordry-Sweetwater. The area we live in and enjoy very much is why, when searching for a house to purchase we chose Cordry-Sweetwater, as it is gorgeous year-round.

I decided to run for the board to give a new perspective from some of the conversations with other owners in the community and my time on the CSLOA Board. Running for the CSCD board I

hope others will raise concerns that are pertinent to them and the community. Collaboration is key with those who want changes that help everyone. I look forward to serving the community and helping others on the board come up with ways to make our area better for all.

Please pay attention to the roadways and be diligent to those who are walking, running, cycling, boating, and enjoying nature. Operation Slowdown in the lakes and obey the posted signage to keep the other owners safe.

Thanks in advance for the vote!

## *History Lesson*

*In 1967 the buzz around the District was in regards to a leak in Cordry Dam.*

*There was a vicious battle brewing between the CSLOA and the owners of the Lakes, Sweetwater Lake Inc who were responsible at the time for the dams and their construction.*

*February 2, 1967 became known as Judgement Day. This was the day the Freeholders submitted their petition to the Federal Court.*

# AFFIDAVIT OF LEGAL FREEHOLDER

STATE OF INDIANA, BROWN COUNTY, SS:

I, the undersigned, being first duly sworn upon my oath deposes and says that I am a Legal Freeholder of the Cordry Sweetwater Conservancy District, by reason of my name appearing on a Deed in my name.

That I am owner of Lot Number \_\_\_\_\_. That my legal address is:

\_\_\_\_\_.

That my lake address is (if different from my legal address above):

\_\_\_\_\_.

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Printed Name)

Witnessed by me this \_\_\_\_\_ day of the month of \_\_\_\_\_ of year \_\_\_\_\_.

\_\_\_\_\_

(Signature)

# Absentee Ballot

Notice: A freeholder as prescribed by IC 14-33-2-3 is entitled to only one (1) vote per Freehold no matter how many names are on the deed for the freehold. If a freeholder or a group of freeholders own(s) more than one property in the CSCD, contact the CSCD office (317-933-2893) to determine if more than one vote may be cast for such properties.

You may vote for only one candidate in each area for the January 9, 2021, election for members of the CSCD Board of Directors.

Absentee ballots MUST be received by 4 pm on January 8, 2021 to be counted.

## Area V (5)

Jay Nogan \_\_\_\_\_

Tobi Ferguson \_\_\_\_\_

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### General Voting Instructions:

1. You may vote for only one candidate in each area for the election of board members of the CSCD Board of Directors. Only one name can be checked per area.

You may vote for one candidate from one or all areas. You do not have to vote only for the candidate of choice in the area in which your freehold is located.

### Absentee Voting Instructions:

1. Note that completed absentee ballots must be received at the CSCD office by 4:00 PM on January 8, 2021. Ballots received after this time will not be counted.

2. An absentee ballot is included in this CSCD December newsletter and can be used to submit your vote along with the completed "Affidavit of Legal Freeholder." You may pick up an absentee voting package by visiting the CSCD office on any official business day observed by the CSCD office or you may call the CSCD office (317-933-2893) and request that an absentee voting package be mailed to you. It may also be obtained online at [www.cscd-in.org](http://www.cscd-in.org).

3. Read and comply with the General Voting Instructions as stated above.

4. Complete and sign the "Affidavit of Legal Freeholder" form confirming that you are a freeholder in the Cordry Sweetwater Conservancy District. Have someone witness your signature on the form. One of the CSCD office staff can witness your form if you are voting at the office or turning your ballot in at the office.

5. Vote your ballot as you wish observing the instructions on the ballot. Place a mark on the line after the name of candidate for whom you wish to vote. You may vote for only one candidate in each area. You may vote for a candidate in one area or one candidate in each area if you wish. Write nothing else on your ballot that would in any way identify who is casting this ballot since this must be a secret ballot by state law.

6. Fold and place your completed ballot in a plain white envelop. Make sure that the envelop is marked "BALLOT". No other information should be written on the ballot envelop since this is a secret ballot by state law.

7. Do not place the completed "Affidavit of Legal Freeholder" form in the "BALLOT" envelop described above. Only the ballot is to be placed in the "BALLOT" envelop.

8. If mailing the absentee ballot to the CSCD office use the following instructions. Place the completed "Affidavit of Legal Freeholder" form and the plain envelop marked "BALLOT" in another envelop addressed to: **CSCD, ATTN: Election Committee, 8377 Cordry Drive, Niveveh, IN 46164**. Make sure to mail in enough time to reach the CSCD office by January 8, 2021.

9. You can also bring the completed "Affidavit of Legal Freeholder" form and the "BALLOT" envelop to the CSCD office and turn them in to one of the office staff no later than January 8, 2021. Absentee ballots will not be accepted during the onsite election period on January 9, 2021. On January 9, you must use a ballot provided by the election clerks.

# Your CSCD Employees

Josh Hawley, Acting Conservancy Manager/ Superintendent  
Brittany Bay, Financial Manager  
Nick Johann, Building Compliance Officer  
Judy Surface, Water Clerk

Josh Bryant, Water/Grounds Assistant Superintendent  
Kyle Wilborn, Water/ Grounds Operator

Jimmy Green, Chief Deputy  
Mike Clark, Deputy  
Jeff Brahaum, Deputy

*There are about a dozen part-time/ seasonal employees without whom the District would not operate as smoothly as it does. Thank-you!*



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

## Contact Us

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

**(317) 933-2893**

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