

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

FALL 2020

Manager's Moment



By: Josh Hawley

*Conservancy
Manager &
Superintendent*

I would like to introduce myself as your new Conservancy Manager. Many of you know me from my six years as the Conservancy Superintendent. During that time we've been hard at work updating and improving the infrastructure in the District. This included a new shelter house at the beach, the largest potable water upgrade since its inception in 1970, more road (re) paving in five years than the last 15 combined, a new basketball court, a community garden, and more.

Away from the District I have a wife of over 16 years, two wonderful little boys, 10 & 6 that are into sports and keep us moving. I don't live in the District, in fact I live about 22 miles dead south of here in Southern Brown County. I was born and raised in Brown

County between Bean Blossom and Fruitdale (or Deproc for you old-timers). The majority of my professional life was spent working at Salt Creek Golf Course where I did every job imaginable including working my way up to Course Superintendent and also for five years as the General Manager of the 19th Hole Sports Bar. To this day I still help out bartending every once in awhile because I love talking with people. I graduated with a degree from IU in Business in 2008.

The Board has asked me to step in as the Conservancy Manager and I'm very excited to help lead the District into the future. One thing that won't change is my dedication to the infrastructure. Josh Bryant is stepping up as the Maintenance Supervisor to oversee the daily work orders of the Grounds crew. I will be working closely with him to insure that our infrastructure remains viable for the future.

There are several projects and areas of focus right now in the District. One important topic is, of course, the upcoming water project. Another focus for 2021 will be the design and per-

mitting of replacing the dilapidated spillway on Cordry Dam.

As Conservancy Manager it is my job to lead and manage the affairs of the District. I am here to help and to listen. We are going to make a lot of positive changes in the next year that will hopefully aid in some better communication and informing of you, the Freeholder.

This includes a bigger, better presence on social media; adding more pertinent information to our website (I've already uploaded all the Sweetwater Beach weekly E.coli samples for 2020!); and live streaming the Board meetings for those that can't attend. I have also increased the amount of news alerts texted and emailed to Freeholders. This is just a start. Working with our great team of employees we are going to become more efficient and all around better at everything we do for you.

In my six years here I have developed a love for this community and I hope that my hard work and dedication to this community continues to shine.

Paperless Bills and Online Payments Now Available for Water

A new option is now being offered to receive paperless water billing as well as paying your bill online. We are happy to introduce to you the Invoice Cloud.

Not only is this easier for you, but it can save the utility money on postage and fees. The more people that sign up, the more money we save. It's economical and more environmentally-friendly. It also saves time from not stuffing envelopes (not to mention less paper-cuts!).

When enrolling in our new paperless billing option, you will have access to your bill at any time using your smartphone, tablet, or computer.

Statements will be sent over as soon as the water meter is read and bills are uploaded, so no more waiting for them to be printed and mailed.

Reminder notifications are sent closer to bill due dates and there are now more ways to pay, including: credit/

debit card, electronic check, and google pay!

You can make a one-time payment, schedule a payment, or set up AutoPay. More than 50 customers have already enrolled in the paperless option and are accessing and paying their bills at their fingertips. You can too, enroll now at <https://www.invoicecloud.com/cscd-in>. You can also find a link to join on our website www.cscd-in.org.

Visit our website at www.cscd-in.org or join us on Facebook (www.facebook.com/cscdgrounds) or Twitter @cscd_official

BUILDING CORNER



By: Nick Johann
*Building Compliance
Officer*

Summer has winded down and with that we wrap up another lake season. Judging by the amount of building applications, I believe many people were able to spruce up their property while enjoying it this year. To date, I have received 99 building applications.

I wanted to shed some “light” on a complaint that I receive from time to time. When designing an outdoor living space or security for your home, lighting usually is a part of that. Light pollution can be unintentionally troublesome for neighbors. Following a few simple steps can greatly reduce this. When considering outdoor lighting, lights with a shield will help keep light where it is intended to be. Angling the lights away from neighboring properties and adding motion sensors will also help with light pollution. Everyone is here to enjoy the beauty of the lakes and I hope you find these tips helpful.

If you are planning any future projects on the lake please keep in mind a survey or a capped stake is required. Now would be a great time to get a survey scheduled. Any projects in a cove that has a width of 55 feet or less will require a cove survey.

Please keep in mind that road restrictions will go into effect at midnight on December 15th. The restriction limits vehicles and their load at 20,000 gross vehicle weight. As always, if you have a project in mind, I'd gladly meet with you to discuss it prior to turning in the building application.

Fall Leaves Bring Important Maintenance Responsibilities

The beauty of fall in Brown County is unsurpassed in the State of Indiana. But with the turning of the leaves comes the inevitable falling of the leaves. Those fallen leaves can cause major maintenance headaches in areas like the CSCD when it comes to proper drainage and erosion control.

Roadside ditches in the Conservancy are a bit of a gray area. Some ditches are on CSCD road property while other's are on private property.

The CSCD has adopted a generally accepted maintenance plan for ditches that includes periodic clean-outs of leaves and debris. However, it is not feasible in the fall for the Grounds Department to clean the ditches out every hour or every day while leaves are falling. We need lot owners to do their part in insuring that ditches and culverts near their property remain clean.

The District is not responsible for damage on lot owner property caused by flooding, ero-

sion, or other acts of God even if a ditch or culvert gets clogged.

One major problem we see is residents blowing leaves from their yards into drainage ditches. That is now against CSCD rules and can lead to losing lake privileges as it can directly cause harm to the lakes due to erosion.



The CSCD has a dedicated area for fallen leaves located between the Fire Station and Cordry Dam on Centerlake Road.

Let's all work together to maintain both the public AND private properties at these beautiful lakes!

CSCD Leaf/ Compost Area

Where: Located on Centerlake Road, between the Fire Station and Cordry Dam

When: Open from Labor Day to Memorial Day

What: Leaves and Grass ONLY, no brush, trees, limbs, plastic bags, trash, etc

Freeholder Engagement Peaks Regarding Assessments

Freeholders stacked up deep in person at the CSLOA Clubhouse parking lot and flooded an online Zoom meeting to hear from the CSCD Board regarding a resolution allowing the Conservancy District to collect some of its assessments required to fund the expenses of the District via an equal assessment. The remaining levy would be ad valorem, or based on property assessment as has

been in the past.

In a decidedly calm fashion, Freeholders listened to the Board's information and then asked questions and vented their concerns. Board members received tons of emails and articles were written in area newspapers regarding the meeting as well.

The Board took many of the concerns of Freeholders to heart and crafted a solution that

would impose an equal assessment or "works of improvement" not to exceed \$275. They also chose to define Freehold in a way that residents owning multiple lots in the same name(s) will only receive one equal assessment regardless if the lots are adjoining.

These announcements were made at another highly attended Special Session held at the CSCD Maintenance Facility that spilled outside into the parking lot and was also available via Zoom.

A new opportunity for Freeholder engagement was also born out of the process. The Board announced the formation of a Finance Committee that will assist the Board in future decisions regarding funding the expenditures of the District.

Another new committee that the Board is looking to create is an Advocacy Committee that will help advocate District issues or concerns with different units of Brown County Government.

Look for more information on how to be considered for one of these committees online and through our text/email alert system.

Dredging Procedures for 2021 to Change

In the wake of an over 100% increase in dredging applications from Freeholders in 2020, the CSCD Board tasked both the Building Commission and Ecology Commission to sift through and offer recommendations on each application for Board approval.

With dredging completed by the CSCD ending in 2018, several Freeholders have desired to have their dock area's or backs of coves dredged at their expense. The rule book is very precise in guiding this process.

The only process the Corps of Engineers has approved for our lakes is called a "one-step process." This means the material must be excavated or removed fully from the water and taken to an off-water

location at least 100' from the shore.

Another important factor is making sure the dredging does not change or alter the shoreline or original bottom of the lake. Finally, the rules state that dredging can only take place from August 31st through December 15th which will be enforced in 2021.

There are no plans in the short-term (5 years) for the CSCD to do any kind of dredging in either lake. Freeholders wishing to have dredging completed in their areas need to find a contractor and submit an application (which can be found online or at the office) to Building Compliance Officer Nick Johann who will then guide it through the Commissions and to the Board for approval.

Dangerous Oak Wilt Fungus Here...Now

Aside from the beautiful Lakes, another magnet to owning a home in any part of Brown County is the amazing forests and woods. From the beautiful pastels of spring to the unbeatable fall foliage this is truly a unique area in the Hoosier State.

In a time when humans are dealing with a crazy virus, trees can deal with diseases and problems of their own. You've probably heard about the Hemlock Woolly Adelgid that has nearly decimated all the hemlock trees in the Great Smoky Mountains. Locally we have been dealing with the Emerald Ash Borer that has all but completely devastated our ash trees.

Now we have the presence of a new disease that has the potential to do some serious damage

in our area, Oak Wilt. Oak wilt is found in nearly every county in Indiana and is one of the most serious threats to the health of red oaks and black oaks.

The disease is spread from tree to tree by sap feeding beetles as well as natural root grafts between trees. When infected early in the summer the oaks will wilt rapidly, show extensive summer leaf drop, and may die by fall or spring of the following year. The key symptom to look for is discoloration of the vascular tissues resulting in dark streaks in the sapwood.

Freeholder and Ecology Commission member Jim Donnell's informed Ecology of the potential for Oak Wilt in the woods behind his home and took it upon himself to

have the trees tested. Sure enough, they tested positive for the fungus. Jim shares his story below.

In the Spring of this year (2020), all the many trees on my 1 acre lot leafed out completely and all seemed normal throughout the Spring and early Summer. Then, in late June, I noticed a total leaf drop from one of my trees. Looking up, I saw that the foliage on one of my 120' black oak trees had turned completely brown and its browned leaves



Notice the black lines in the cut section of the limb. This is indicative of possible Oak Wilt.

were dropping as if it was late October.

Clearly, my beautiful oak tree had suddenly died, **suddenly** being the operative term. In the past, trees that have died on my property seemed to do

so over time, one branch at a time. In this case, the tree went completely dead, from top to bottom, seemingly overnight, but probably in a 1 month period of time.

In that this "quick death" phenomenon had occurred last year to 3 huge red/black oak trees on my neighbor's property, I became suspicious that some disease had infested our properties. My neighbor had his 3 dead trees downed last summer, as one of the large, dead branches fell through his roof and severely damaged his home. By mutual agreement, he left most of the dead oak logs on his and my adjacent properties to save in the cost of removal.

Another neighbor, a part time resident of our cove, is a professional arborist so I asked him to take a look at my suddenly dead oak tree to assess what might be killing my and my neighbor's oak trees. Seeing my tree and reflecting on what had happened to my neighbor's 3 black oaks last year, he theorized that it might be "oak wilt," but said: "but I hope it's not!" He advised me to contact the Purdue University "Plant and Pest Diagnostic Lab" in Lafayette, which I did.

They asked me to remove several of the dead branches and a wedge of wood from the trunk and expedite them to their lab for testing, which I did in early August. Ten days later, in mid-August, I received the confirmed diagnosis: Oak Wilt.

The biologists further recommended that the tree be expeditiously downed and completely removed from the premises so that beetles and woodpeckers could not spread the disease from my dead tree to other, nearby red or black oak trees in the area. They also advised that my neighbor's remaining logs, on the ground from his last year's similar episode, be removed too as their fungus could still be active and transmittable by beetles and woodpeckers too.

My neighbor and I are taking immediate, costly action to accomplish their recommendations. Since I have, by my count, another 11 beautiful red and black oaks on my property, I am going to do all that is recommended to save them from this insidious and always fatal disease.

The CSCD and the Ecology Commission is taking this very seriously and are putting together a communication blitz to get the word out about this disease. On the following page there is a quick list of do's and don'ts regarding this disease.

Continued on next page (5)

Because of the size of most oaks, dead oaks can pose serious hazards and threats to property, houses, and people. It is imperative as lot owners that you take a responsible stance regarding your trees. If you see something out of the ordinary, contact an arborist immediately.

As part of our process we are gathering resources to include in a dedicated space on the CSCD website. This will include contact information, more pictures, and more information in general about this disease.

OAK WILT DO'S & DON'TS

DON'T: Prune or trim branches of red/black oak trees during the months of March - December. If a red/black oak is injured (purposely or accidentally) during that non-dormant season, **DO** treat the wound with a pruning sealer.

DON'T: Allow red/black oak trees that die of apparent oak wilt disease (sudden summer death) to remain on your property beyond the winter season after its death.

DON'T: Allow tree service companies to use climbing spikes to climb red/black oak trees.

DO: Immediately (within 3-6 months of death by oak wilt) down and completely remove any red/black oak tree from your premises. If you choose to keep cut up oak on your property, it is imperative to remove all bark, split and stack for firewood, and burn ASAP in the next season.

DO: Remove the bark from any remaining red/black oak stump after downing and **DO** treat that stump with a pruning sealer, just as you would a pruned limb.

DO: Mechanically disrupt root grafts by digging a trench between diseased and healthy red/black oak trees that are within 50' of each other.

DO: Consult a local arborist if uncertain about an oak wilt diagnosis.

CSCD Commission Updates

With budgeting season finally over, the five CSCD Commissions have returned to the business of current activities and future-planning for their areas of concern.

BUILDING

The Building Commission continues to process building applications. Nick reports that it is probably going to be a record year for building applications. Nick has also taken on the task of monitoring Freeholder-paid dredging activities on the lakes.

ECOLOGY

The Ecology Commission is currently working with the Deer Reduction Committee to finalize the upcoming third year of the Deer Reduction Hunt. The Commission is also working with Nick on the increase of Freeholder-paid dredging applications.

ROADS

The Roads Commission will begin their regularly monthly meetings after Covid in October. During the summer months the Superintendent monitors most roads activities including crack sealing and paving.

SECURITY

Security is working on procedures for 2021 and working with Officer Green on maintaining a safe District. The Commission is also working on the increasing issues

of wake-enhancing devices still being used on the lakes.

WATER

The Water Commission has finished up work on the proposed water rate increase and now looks forward to working with the Superintendent on implementing the small 2020 Water Project including district metering and upgrading the customer meter reading experience.

History Lesson

The original proposal for partial construction of Sweetwater Dam included the following:

20 acres of clearing & grubbing

343,000 cu yards of Common Excavation

20,000 cu yds of Shale Excavation

3,770 tons of rip rap

Also during the shale excavation blasting was permitted using explosives in designated areas!

Water Rate Increase Proposal to be Voted on in October Meeting

As previously written about, posted about, and talked about in public meetings; the Board will vote on a proposed 24.48% water increase at the October Board Meeting.

The bulk of the water increase is due to a 36% increase from our supplier, Prince's Lakes. Despite a lot of confusion, in May we received our first bill with the increase. We have been working with our rate consultant and engineers to try and create a proposal that didn't pass on that entire increase and helps the utility solidify it's future by tackling one of our Achilles heels, water loss.

To that end, we decided on a small project of \$255,000 to create district metering zones in our distribution system that will enable us to pinpoint areas where water loss is abundant.

As a part of the project we will also be upgrading the way that we read meters. Currently we read meters

every 2-3 weeks via drive-by unit. The new system will utilize collectors on the two water tanks and we'll be able to read the meters at the office every hour if we want to. This also allow us to monitor your usage a lot closer and report potential leaks or problems much quicker than today's current week to three weeks.

The rate increase is an across the board increase of 24.48%. This will go into effect, if approved, with the November billing.

Currently we have been operating with the Prince's Lakes increase which has put a burden on our capital. To recoup that money there will be a \$5.89 surcharge each month for 6 months on every water bill. After the April billing, this surcharge will go away.

If you have any questions regarding water rates feel free to email Josh Hawley at jhawley@cscd-in.org.

RULES REVIEW

Camping Permits:

It is not permitted to live or stay in a camper of any kind in the District. A camping permit can be acquired for a 72 hour stay or a longer-term permit of up to two weeks one time annually; however once the permit is expired the camper or vehicle must be removed from the lot.

In order to obtain a camping permit you must have a State approved sanitary facility (an outhouse or approved septic hook-up).

Boating Stickers:

If you sell your boat or lot you are required to return your boat stickers to the Conservancy District Office.

Overnight Parking:

Overnight parking is NOT permitted at any CSCD parking lot including at both boat ramp parking areas.

CSCD OFFICE

CLOSURES

November 11th: Veteran's Day
 November 26th: Thanksgiving
 November 27th: Thanksgiving
 December 24th: Christmas Eve
 December 25th: Christmas Day
 January 1st: New Year's Day

CSCD COMMISSION MEETING INFO

BUILDING	<i>1st Tuesday</i>	<i>6pm</i>	<i>CSCD Office</i>
ROADS	<i>1st Thursday</i>	<i>5pm</i>	<i>CSCD Office</i>
ECOLOGY	<i>1st Thursday</i>	<i>6pm</i>	<i>CSCD Office</i>
SECURITY	<i>2nd Tuesday</i>	<i>7pm</i>	<i>CSCD Office</i>
WATER	<i>2nd Thursday</i>	<i>5pm</i>	<i>CSCD Office</i>
CSCD BOARD	<i>3rd Tuesday</i>	<i>7pm</i>	<i>Clubhouse</i>

Putting in a tree? Dog Fence? Or doing any other digging? Make sure you call 811 BEFORE YOU DIG!

Annual Elections for CSCD Board to Commence Soon

Areas five and six are up for reelection at the upcoming Annual Meeting held on a Saturday in January (more info to come on date, time, and place).

Anyone with a lot in one of those areas that is interested in running for the CSCD Board should fill out a Petition for Candidacy which is available at the office or on our website www.cscd-in.org. That form must be submitted to the office before December 1, 2020.

Current incumbent for Area 6 Patrick Sherman has served on the CSCD Board for over five years and has been the integral Chairman of the Building Commission.

Current incumbent for Area 5, Jay Nogan has served on the Board for a little over two years. He took over as Board Secretary when the previous Board Member moved out of the District and then won the elect-

ed seat in 2019. He currently serves as the Board Secretary.

Board members receive \$100 per month, but are also required to either chair a commission or take on a role such as Chairman or Secretary. Several Board members have put in more than 160 hours of work already this year.

There are several hours of unpaid time spent per month by Board members in Executive meetings, staff meetings and more, not to mention answering questions and emails from their constituents.

Absentee ballots will be accepted as well as in-person voting the day of the Annual meeting (TBD).

For a map of each area please visit our website and go to Boards & Commissions → CSCD Board → Area Map.

Two CSCD Board Seats Up for Election in 2021

Area 5 (Jay Nogan) and Area 6 (Pat Sherman) are both up for election at the 2021 Annual meeting in January. Candidates need to turn in applications for Candidacy to the office before December 1, 2020.

Safety Spotlight



By: Jimmy Green

CSCD Chief Deputy

Please see below the Indiana IC Codes. This is to ensure the safety of all, while walking, biking, and all vehicular traffic. I enjoy seeing those out riding and walking, but proper safety and adherence to the laws is most important. Stay safe and always have fun.

Thanks, Chief Deputy Jimmy Green

(IC CODE 9-21-17-5)

Walking or running into the path of a vehicle; prohibition Sec. 5. A pedestrian may not suddenly leave a curb or other place of safety and walk or run into the path of a vehicle that is so close as to constitute an immediate hazard.

(IC CODE 9-21-11-6)

A person riding a bicycle upon a roadway may not ride more than two (2) abreast except on paths or parts of roadways set aside for the exclusive use of bicycles. Also, when riding a bicycle on the roadway you may not impede traffic such as riding slower than the speed limit in the middle of the

roadway. You are to get as close to the white line at the edge of the road as possible this is for the safety for all.

(IC CODE 9-21-11-9)

A bicycle operated on a highway from one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise must be equipped with the following:

- (1) A lamp on the front exhibiting a white light visible from a distance of at least five hundred (500) feet to the front.
- (2) A lamp on the rear exhibiting a red light visible from five hundred (500) feet to the rear or a red reflector visible from five hundred (500) feet to the rear.

Your CSCD Employees

Josh Hawley, 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
Keith Lawson, 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
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Contact Us

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