

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

FALL 2017



Stacy's Spotlight

*By: Stacy Wethington
Conservancy Manager*

Hello & Happy Fall! It seems like the Summer just started, but here it is almost Labor Day weekend! This has been a busy summer here at the lakes! The beach and marina attendants will finish up this Labor Day weekend and boat patrol will continue at least through September, weather depending. A new larger fuel tank was installed on Sweetwater and the tank from Sweetwater was moved to

Cordry. This prevented the marinas from running out of fuel on the weekends. I want to take this time to thank all of the amazing seasonal employees that I had the pleasure of working with this year. They all went above and beyond to do their job and any other tasks that were asked of them.

The new shelter seems to be a big hit! It has been reserved almost every weekend since it opened right after Memorial Day Weekend! Remember if you are planning an event and would like to reserve the shelter to call the office early, as dates fill up quickly!

In this issue, you will find the 2018 proposed budget information. If you have any questions or concerns, please don't hesitate to call me at the District office. We have worked hard to keep the 2018 budget as low as possible, while allowing us to accomplish what needs to be done to protect our infrastructure. The tax levy was increased for 2018 which caused the estimated proposed tax rate to be slightly higher than the 2017 rate despite lowering the budget by more than \$100,000.

Boat Decal Limit Increase: The CSCD Board voted to allow a total of (9) watercraft per freehold. ONLY (3) of the (9) can be motorized, one from each classification #1-Power/Speed boat, #2-Pontoon boat, #3 Fishing Boat (30 HP and under). This was done to allow families to have additional non-motorized watercraft.

As the Summer season comes to an end, remember that the Cordry-Sweetwater Conservancy District employees continue to work hard to keep your lakes and community the safe and well-maintained place that you know and love.

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2018 Budget

The CSCD Board of Directors are very sensitive to concerns regarding the CSCD budget and began some months ago to work through the budget development process and create a prudent budget for calendar year 2018.

Opportunities were provided for freeholders to openly provide input to the proposed budget during the special board meeting on August 7.

A proposed budget of \$2,003,250 was presented to the State Department of Local Government Finance. That represents a \$140,991 DECREASE from 2017! \$200,000 will also be taken out of the rainy-day fund to cover dam repairs on Sweetwater Lake.

Important dates in the budget process to remember are:

First Public Hearing:

September 19th @ 7 p.m. in the Clubhouse during the September Board Meeting.

Second Hearing & Adoption of 2017 budget: October 17th @ 7 p.m. in the Clubhouse during the October Board Meeting.

You may obtain a copy of the proposed budget at the Office or on the website at www.cscd-in.org.

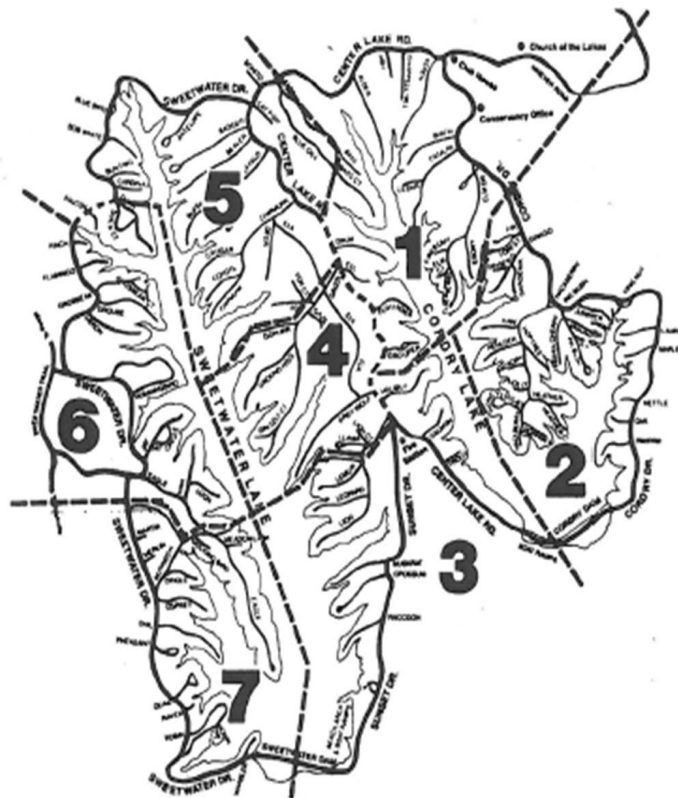
Annual CSCD Board Elections

If you are interested in serving on the CSCD Board of Directors, please consult this map to see which area you are in.

The terms of the director in AREA 2 will expire in January, so elections will be held to fill that position. The incumbent, Chad Crimmins, will be eligible to run for the position if he chooses to do so. Nominations are now being accepted and are due in the office by November 30, 2017. For more information, please contact the CSCD Office at 317-933-2893.

To be eligible to serve on the Board of Directors of the Cordry-Sweetwater Conservancy District, an individual must be a freeholder of the area of the District for which appointed or elected and be qualified by knowledge and experience in matters pertaining to the development of the District.

Property owners elect one director from each Area to represent them.



CSCD Area Map

The Year of Projects Nears Completion

*By: Josh Hawley
Water & Grounds Superintendent*

If we were to name the year 2017 in my department it would be the "Year of Projects!" They have been often publicized and discussed throughout the year but this is a great opportunity to catch everyone up-to-date on how these projects have progressed throughout the year.

Of course the big project was the 2017 Water Capital Improvements Project which was a \$2.5 million dollar infrastructure upgrade which has included 3.5 miles of new water main, 53 new service lines, new booster pumps (coming in October), new SCADA system, new water meters with drive-by radio technology, painting of the blue water tower, as well as safety enhancements to the tower. The meters and tower are completed and Brackney Inc. is eyeing late October to finish up the rest of the project! We have truly been fortunate to have such a great group of contractors working hard for your money and helping us update this nearly 50 year old water system!



The beach once again saw some love with newly renovated and ADA compliant restrooms and a beautiful, new shelter-house. A community garden opened this Spring with all 21 beds being reserved within the first couple weeks of announcing it! A driving range tee also opened at Centerlake Park. By October the dock at Cordry will be re-decked. We are also hoping to complete the Trail 5 extension by the end of the year which will connect Cordry lake to the beach area via nature trails!



The Elk Drive Stabilization Project also occurred this year which widened the road and repaired overgrown culverts and ditches. We also paved nearly 3 miles of worth of main roads and will be striping all of the main roads as well this fall.

The following contractors have contributed greatly to the success of all of these projects: Brackney Inc. (Water main, booster pumps), RTS Water Solutions (Water meters), Pittsburgh Tanks (Tank painting), G-P Construction (Bathroom remodel, dock re-decking), J3 Construction (New shelter house), Lockard Tree Service (dead tree removal), Jerry Cleefman (excavation, miscellaneous), Herald Construction (Sweetwater dock), SSI (water bores, excavation), A.G. Bryant Construction (Beach steps), Horton Landscaping (concrete work), Arexco Inc (Elk Drive Project), Wagler Bros (gravel), Christopher Burke Engineering (dam inspections), and a big thank-you to our water project engineers, Curry & Associates.

To stay up-to-date on all of our projects as well as see photos and videos during and after con-

Leaf Removal

Blowing or raking leaves into the lakes is prohibited. Not only do the leaves release detrimental nutrients into the water as they decompose, they comprise most of the material that fills coves and requires the coves to be dredged. Leaves should be composted on-site or taken to the CSCD compost area near the fire station. Only leaves and grass clippings are allowed at the compost area – bags are prohibited, as are brush and limbs. If someone is observed blowing or raking leaves into the lakes, or discarding inappropriate materials at the compost site, contact the CSCD office at 317-933-2893 or the Sheriff's office Non-Emergency Number at 812-988-6655 should be notified immediately. The Compost area is open from Labor Day to Memorial Day.

Commission Meetings

<u>Board Meeting</u> @ CSLOA Clubhouse	3rd Tuesday of each month	7 PM
<u>Building Commission</u> @ CSCD Office	1st Tuesday of each month	7 PM
<u>Ecology Commission</u> @ CSCD Office	1st Thursday of each month	6 PM
<u>Roads Commission</u> @ CSCD Office	1st Thursday of each month	5 PM
<u>Security Commission</u> @ CSCD Office	2nd Tuesday of each month	7 PM
<u>Water Commission</u> @ CSCD Office	2nd Thursday of each month	5 PM

Enhanced Traffic Monitoring

In 2017 a new radar detection-device was moved throughout the district to assist officers in tracking speed and number of vehicles traveling on CSCD roads. Officers also increased their presence on roads to monitor speeds. Please remember to respect your neighbors and community and obey all traffic laws.

Speed limit is 25 MPH on the main roads

Speed limit is 15 MPH on the side drives



Community Event Calendar

September 7	Open forum about uses For area across beach	Clubhouse	6pm
October 21	CSLOA Pumpkin Carving Contest and bonfire	Clubhouse	4pm
October 27 & 28	CSVFD Haunted Forest	Nature Trails	8pm – 12am
October 31	CSVFD Trick –or– treat	Firehouse	6pm – 9pm
October 31	Annual Trunk or Treat	COTL	6pm -- 8pm
November 4	Holiday Craft Show	Clubhouse	
December 2	Santa's Workshop	Clubhouse	2pm

Did you know...

- The water/grounds crew has completed 728 work orders so far in 2017 including 38 leak repairs, replacing over 300' of water service line, and installing over 200' of drain culverts!
- 51 building applications have been approved in 2017! Building Compliance Officer Nick Johann has done a great job of stream-lining applications and making the process much more efficient.
- The Al Taylor Driving Range tee opened this Spring. With 200 yards of open space, a Kentucky Bluegrass tee, and room for 3 golfers at a time, it's a perfect place to practice your game! [Shag your own balls.](#)
- Over 4,000 gallons of fuel has been sold at Cordry Marina and nearly 10,000 gallons at Sweetwater Marina!
- Go to http://cordry_sweetwater_conservancy_district.mobile311.com to sign-up and input work orders from your own desktop or mobile phone including water issues, pot hole reporting, and more.
- The first ever Electronics Recycling Events was a huge success with over 6.5 TONS of recycled electronics brought to the site! Ecology is already working on future specialized recycling events and more information will be posted when it becomes official!

Ways of Communication

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 also have a Twitter account. Follow us on Twitter under [@cscd_official](https://twitter.com/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.

Understanding the World's Most Important Resource

By: Josh Hawley
Water & Grounds Superintendent



"Water should be free." I couldn't agree more, in and of itself, it actually is! So why did we just raise your bills nearly 37%? Because getting clean, quality water to your pipes is extremely expensive. With two storage tanks, booster pumps, hundreds of miles of pipe (including service lines), leak repair equipment/materials, labor, meters, billing software, etc, it's easy to see how quickly it can all add up.

The CSCD water system was installed around 1970 and 2017 marked the largest, single investment in the utility. Being at the mercy of Prince's Lakes, our water supplier, caused rates to increase an extra 17% so that they could cover operating expenses. Our goal with these projects was to set our utility up for now and the future. We purchased meters and reading technology with a 20 year guarantee, both storage tanks have been completely restored and painted, our only concrete-asbestos line has now been replaced, and we are set to install a brand-new, energy efficient pumping station that will last a very long time and save us money on energy and maintenance.

One detriment to utilities that purchase water from a supplier is water loss. Because we purchase every gallon of water, every gallon we lose to leaks, inaccurate meters, or other loss costs the utility money. Eventually, high water loss WILL cause rates to increase and can cause them to become unstable. This is why our crew attempts to fix leaks as quickly as possible. One major problem with our water loss was the old water meters, some of which weren't measuring usage at all. After all the new meters were installed in June, our July water loss dropped from 48% to 19%! This puts us on the low end of where the AWWA recommends utilities to be!

With the new meters some customers are seeing increases in water consumption; this is NORMAL. Some of the old meters were over 10 years old and could have been under-registering more than 25%. One thing we can do for you is print out an hour by hour consumption report for the last 30 days. **It is very important that if you have an issue with your bill and want that report that you contact the office ASAP. The meters only hold 30 days worth of data, so for every day you wait to call us a days worth of data is lost!**

While our rate increase was hard to swallow, we believe that moving forward we are in a great position to keep our rates stable and that as other utilities struggle to find money to invest and have to raise rates to maintain operations, we will end up with low rates compared to other utilities.

Water Meter Rules

Property owners are responsible for the upkeep of the area the water meter sits in. This means keeping the area mowed and brush cut away from the area. Do NOT plant flowers or bushes within a 10' radius of your meter. In cases of water leaks or meter repairs we will need access to the area. Also please do not park cars or boat trailers near the meter pits unless you are home to move them.

The new meters are "LOOK, BUT DON'T TOUCH." You may open the meter lid to check for leaks, but do not shut off the meter from the meter box. You are REQUIRED under the water agreement to have your own shut-off on your side of the meter. You are responsible for any damage inside the pit caused by you or a contractor.

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 35 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:

- Dead animals (Call the sheriff and ask for Animal Control)
- To turn on/off water on the weekends (This needs to be scheduled during normal business hours)

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

Ecology Asking for Input

On September 7th at 6pm the Ecology Commission will host a "Town-hall" meeting at the Clubhouse to hear and discuss ideas on what to do with the area across from the beach. Lot Owners are invited to present their ideas (Limit of 3 minutes per idea) for consideration.

Due to the size of the area the CSCD Board tasked the Ecology Commission to present an idea for the future use of the area. Normal Ecology business will also take place during the meeting.

Jogger and Bicycle Safety First

The CSCD offers walkers, joggers, and bicyclists many options for recreation including a 1/4 mile paved track at Centerlake Park and over 4 miles of beautiful, wooded hiking trails.

If you must be on the roads please remember that walkers/ joggers should be going AGAINST traffic. Bicyclists should be riding WITH traffic. Please be aware of your surroundings and paying attention the entire time to stay safe!

Your CSCD Employees

Stacy Wethington, Conservancy Manager

Mary Johantgen, Office Clerk

Judy Surface, Water Clerk

Nick Johann, Building Compliance Officer

Brittany Bay, Financial Clerk

Josh Hawley, Water/Grounds Superintendent

Josh Bryant, Water/Grounds Assistant Superintendent

Mike Roberts, Part-time, Year-round Water/Grounds Maintenance

Bernie McGaha, Chief Deputy

Randy Taggart, Deputy

Jimmy Green, Deputy

Mike Clark, Deputy

Contact Us

**Cordry-Sweetwater
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Nineveh, IN 46164**

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