

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

SPRING 2018

Stacy's Spotlight



By: Stacy
Wethington

Conservancy
Manager

Happy Spring!

You might think that the winter months here at the lakes are our "slow" months. But it's actually the time that we normally catch up on things and organize. The office staff was able to install shelving in our file stor-

age room to organize all of files that the District is required to maintain.

The process for developing a budget for calendar year 2019 will soon be upon us. Brittany and myself will work with the commissions to determine the 2019 budget. You will find an article within this newsletter explaining the budgeting process.

2018 is a new boat decal year. All green motorized and orange non-motorized boat decals will expire on June 15, 2018. Look for all the information you need to renew your decals in the story below. You

will also receive new beach passes for 2018-2020! Remember you must present your beach pass to the beach attendant when you use the beach. This helps keep our beach private and for the use of property owners and their guests only.

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! We will begin our Saturday hours on May 5th 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.

Cardboard Regatta Floating to Beach this Fall

The CSCD Board unanimously voted to approve a Cardboard Boat Race to take place at the beach on September 22nd. The event will be hosted by Brown County Parks & Recreation.

The entire beach will NOT be closed for the event, though sections will be reserved for the races. Freeholders and Brown County residents alike are encouraged to sign up for the inaugural races! Multiple prizes will be awarded and there will be a small fee to offset costs.

More information including the rules will be made available online at www.bcparksrec.com and in the Fall 2018 newsletter.

2018 Boat Sticker Year

Boat Decal and Beach Pass Season starts June 15, 2018 and **EXPIRES** June 15, 2020. All motorized watercraft decals this season are violet and all non-motorized watercraft decals are light blue. Both can be picked up at the CSCD Office starting April 2, 2018.

Things you need to provide to obtain a watercraft decal:

- Photo ID
- Current title, application for title, 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*)

Speedboats being registered for the first time in the current Lot Owner's name will need to be measured at the CSCD Office during business hours. Please call the Office to verify if the year, make, and model of the boat is already in our database for measurement. All motorized watercraft coming into the Lake for the first time will need a current title, application for title, or certificate of origin in the current Lot Owner's name.

BUILDING CORNER



By: Nick Johann

*Building Compliance
Officer*

Spring is a great time around the CSCD. As people are thawing out from the winter, they are excited to get back to the lake as well as getting their plans in order to make any needed improvements to their property.

This year has started off with a bang. As of this writing I have received 21 building applications, 18 of which have been approved. The weight restriction on the roads was lifted March 15 and there has been quite a buzz since of trucks and equipment coming in and out of the Conservancy.

If you are thinking about starting any improvements at your property I am happy to meet you at the property to discuss your project and let you know what would be required from an application or permit stand point to move forward. I have found that by doing this, it will save time and together we can talk about how your vision will fit within the building rules.

If you are doing any site work (grading or excavation) the Building Commission requires a building application. This is to ensure the proposed work will not interfere with the septic system and that appropriate measures are followed when it comes to erosion control.

I'm here to help, so do not hesitate to call or come into the office to speak with me. I will do everything I can to make your upcoming project as smooth as possible.

Fish Survey Provides Useful Bait in Future Aquatic Decisions



By: Josh Hawley

Superintendent

In the late fall of 2017 Aquatic Control completed a fish survey of both lakes at the request of the Ecology Commission. The results of the fish survey can be found on our website.

"This tells us so much more than just what kind of fish are in the lakes, it helps paint a picture of the health of the lakes," stated Ecology Chair Rick Normington, who is also a member of the Cordry-Sweetwater Angler's Club.

He is right; the aquatic biologists looked at all kinds of data including: temperature, dissolved oxygen, PH, Alkalinity, hardness, nitrogen, and phosphorous.

According to the report, both Cordry

and Sweetwater appear to "have excellent water quality capable of supporting a healthy fish population."

Using all the collected data, Aquatic Control developed a list of recommendations for each lake that the Ecology Commission in conjunction with the Angler's Club are mulling over.

The Angler's Club was originally formed to help preserve the lakes as well as help aquatic life by adding manmade and natural cover in each lake. In the spring this year the Angler's Club will be adding 20 "fish-structures" to each lake that were purchased through the CSCD.

GPS coordinates and maps are available online and at the office to show where these structures have been anchored over the years.

The Angler's Club also hosts the annual Kid's Tournament in July. For more information go to www.cordrysweetwateranglers.com.



Members of the Angler's Club and CSCD Ecology Commission get ready to load fish structures onto pontoons to drop in Cordry Lake. This spring 20 fish structures will be placed in each lake with GPS coordinates available online!

Please do not park anything on or near your meter. Crews will need access in case of leaks or other emergencies.

Clearing the Murky Waters of CSCD Budget & Tax Rates



By: Brittany Bay
Financial Manager

Commissions work with the freeholders and staff to create a projected budget for each respective area of concern. These budgets are then evaluated by the CSCD Board.

contributes to the budget. However, tax rates in the district are not just based on budget expenses; the assessed property value plays a larger role in determining tax amount.

Budget preparation for the 2019 calendar year is underway. We are working on developing both a frugal and essential budget. This balance in budget planning will allow us to protect our infrastructure and maintain the beautiful lake community for all of our freeholders to continuously enjoy.

Once the Board and Commissions agree on the budgeted amounts, the budget is presented to the Department of Local Government Finance (DLGF) in July. A Public Hearing of the proposed budget takes place in September before it is adopted at the October Board meeting, all open to the public.

A common misconception amongst freeholders is that taxes continue to rise because the budget continues to rise; however as the table shows, that is not the case. Another contribution to tax rates are whether a homestead or mortgage exemption are claimed on your property.

The Security, Ecology, and Roads

The special assessment tax that the district collects through the county

As you can see, the budget has remained about the same over the last seven years.

Approved	2011	2012	2013	2014	2015	2016	2017	2018
General Budget	\$1,919,430	\$1,837,347	\$2,116,692	\$2,159,683	\$2,117,419	\$2,018,756	\$2,144,241	\$2,003,250
Tax Levy	1,239,855	750,000	700,000	1,963,224	1,799,999	1,500,000	1,000,000	1,250,000
Tax Rate	0.49	0.2896	0.2682	0.5686	0.5195	0.5094	0.4029	0.4969

MARINA HOURS

Memorial Day thru Labor Day

CORDRY

Wednesday & Friday: 4PM-6PM

Saturday: 11AM-7PM

Sunday & Holidays: 11AM-5PM

SWEETWATER

Wednesday & Friday: 6PM-8PM

Saturday: 11AM-7Pm

Sunday & Holidays: 11AM-5PM

SUMMER OFFICE HOURS

Monday– Friday: 7:30AM-4PM

Saturdays: 8AM-12PM (May 5th-August 25th, CLOSED on Memorial Day Weekend)

History Lesson

In the 1960's water was pumped from Cordry Lake, through a treatment station and through a distribution system that included a water main in the middle of Sweetwater Lake that was pumped to a station on what is now Magpie Drive!

Once the population began to rise the system became obsolete and an agreement was struck with Prince's Lakes to provide the area with potable water.

Deer Herd Management Hunt Passes Initial Hurdles for 2018

The Ecology Commission took a large step forward in attempting to maintain the over-growing deer population in the CSCD.

On February 10th the Commission and DNR biologists hosted a Town Hall Meeting with freeholders to discuss the problems and possible solutions. From this meeting the Commission had three recommendations to the CSCD Board that were unanimously approved at the February Board meeting.

The first recommendation is to better educate freeholders and strongly discourage the feeding of deer in the CSCD. Secondly, the CSCD will request to become a "Deer Reduction Zone" with Indiana DNR that will allow a managed hunt within the CSCD boundaries.

The Board also approved the CSCD to become a Community Hunt Access Program (CHAP) hunt location for the 2018-19 season and beyond. Finally, the Board approved applying for a \$25,000 grant from DNR to hire a Community Hunt Access Program Coordinator that will manage any hunt approved by the Board.

Managing the deer herd in the CSCD has been a hot-bed topic in Ecology for many years. The last hunt in the CSCD took place in the CSCD-owned area where the Hiking Trails are located many years ago.

The difference with the recommended hunt now is that (with lot owner approval) deer could be harvested from residential areas. DNR Biologists agreed that the reason previous hunts didn't succeed in thinning the herds is because most of the deer are bedded in the residential areas where food is plentiful.

"It's obvious that you have a major issue out here," said DNR Biologist Joe Caudell after counting numerous deer in his drive to the initial meeting.

A "managed" hunt is the goal of the Ecology Commission. This would include an outside coordinator running the hunt which is what the grant would help pay for. The CHAP Coordinator is approved by Indiana DNR to manage hunts in the state. Together, with the Ecology Commission, rules and specifications will be set in stone.

There are still many details to be worked out including: timing of the hunt, who will be allowed to hunt, where, how many does, how many bucks, etc.

Once the CHAP Coordinator is hired, he/she will conduct a survey in the CSCD of residents and that survey will help answer many of those questions so a plan can be formulated and followed through.

All 20 freeholders in attendance at the Town Hall Meeting voted in favor of a hunt to manage the deer herd.

COMMUNITY EVENT CALENDAR

Apr 21, 8-4pm @ Fire Station: Annual CSVFD Garage Sale

April 29, 1-4pm @ Club-house: Annual CSLOA Welcome Back to the Lakes Ice Cream Social

May 28, 11am: Memorial Day Bike Parade

June 3, 7:30-11am @ Club-house: CSVFD Pancake Breakfast

June 23, 11-6pm @ Club-house: BBQ Lunch & Dinner

July 7, 7:30-11am @ Club-house: CSVFD Pancake Breakfast

July 7: FIREWORKS @ Beach

July 29, 7:30-11am @ Club-house: CSVFD Pancake Breakfast

August 18, 4pm @ Center-lake Park: CSLOA Softball Game



Freeholders listen intently as Ecology Commission Chairman Rick Normington introduces DNR Biologists who are aiding the Commission in recommending Deer Conservation Initiatives in the District including Deer Reduction efforts.

Superintendent Seeks Your Help in Finding Water Leaks



By: Josh Hawley
Superintendent

With the new Supervisory Control and Data Acquisition (SCADA) up and running for our water system I have been analyzing our distribution system like never before.

One piece of data that interests me the most is the water tower trends late at night when little to no water use by customers is expected. By watching these trends I can get a glimpse at what our system is doing while everyone is sleeping.

Because we purchase our water and distribute it through our system, water leaks can become extremely costly to the utility if gone unchecked.

Many water leaks in our area can go undetected for months, even years with our rocky soil. The water can find crevices in the rock and make their way into the lakes or outside the area and never actually come to the surface.

You can help us keep our water loss at a minimum! Ever seen water running down a road? Down your driveway? Water pooled up around a meter pit? Water coming out of a fire hydrant? Those are all potential leaks that could cost the utility hundreds or thousands of dollars.

There are some keys to watch out for, however. First of all, is the water clear? Is it actually running (moving)? Water leaks are especially difficult to discern during Spring when the ground is so saturated.

If you suspect that there could be a water leak somewhere, please call the

office (317.933.2893) and report it! Please include a service address and street and describe the area the best you can to make it easier for us to find.

You can also enter a work order to check for a leak online at <http://cordrysweetwaterconservancydistrict.mobile311.com>.

Another common question is: "With the new meters how do I know if I have a leak?" It's actually very simple. Open your meter pit lid (but be very careful, any damage caused to the lid, meter, radio, or wire will be charged to you); next locate the top of the meter right above where the radio connects to the meter. There will be a small flip-tab that you can flip open to see the register of the meter. These meters register HUNDRETHS of a gallon, if numbers are moving, water is going through the meter!

Hiking through the CSCD Backcountry Afford Beauty, History

Tulip poplar groves, pine forests, babbling brooks, and historical remnants are just a few of the items awaiting your hike on the CSCD trail system.

Boasting over four miles of different forest and trail types, the 5 contrasting trails offer something for everyone. While many residents are familiar with Trail 1 (the location for the annual CSVFD Haunted Trail), most residents are unaware of the beauty that is beyond. Take a right from Trail 1 to hit Trails 2 & 3. These trails loop around through a hardwood forest and can make a great, smaller hike with minimal elevation change.

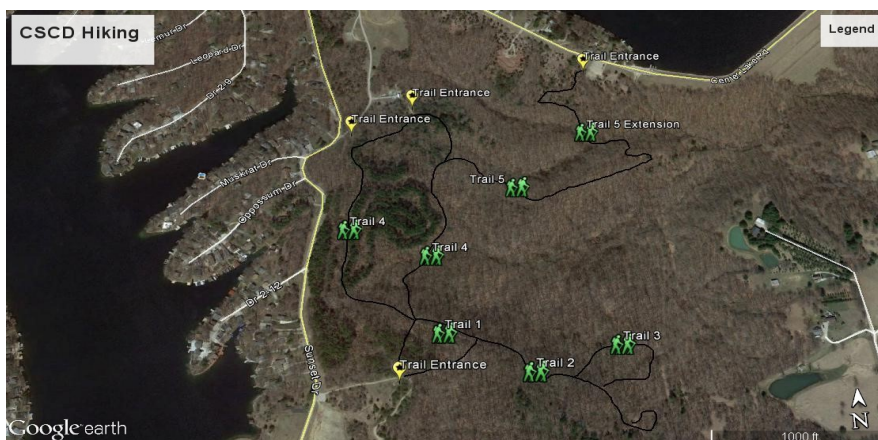
Take a left off Trail 1 and hop onto Trail 4 which will take you towards the cell tower at Centerlake Park. It is a longer trail that loops back to Trail 1. The walk to the tower is through a relatively flat

pine forest; however, after the tower the trail drops through several valleys with three bridges over small brooks and several different forest types.

Trail 5 takes off from Trail 4 and the newest trail extension can be hiked all the way up to Cordry Dam! The new extension is the most rugged of all the trails, immediately dropping 70' into the drain basin before crossing a

beautiful, bridge positioned right next to a babbling cascade. You then will ascend into a grassy area that was scraped for the completion of Cordy Dam in the 50's.

Please remember that these trails are rugged; if weather is wet the trails will be muddy! Camping and/or fires are not allowed in our little back-country. Trails are marked at all intersections.



If you need to report an after-hours WATER emergency please call 317.306.0882

Local Legend Bulldozes His Way Towards Retirement



Jerry Cleefman takes a break from his beloved backhoe. Photo courtesy of his grand-daughter, Kinsie Sandlin

If you've lived in the Lakes for more than, let's say a day, and have asked advice from anyone on excavating, construction, or septic information you have undoubtedly heard of Jerry Cleefman.

Jerry is the definition of local legend having had his roots in the Lakes area for over almost 50 years! Jerry came to the Lakes in 1969 just as Cordry Lake was being finished. He started his own trucking company in the District often hauling the stone and creek gravel that was used on the roads at the time.

In 1971 he married Lorene Clayburn and have raised all of their children, grandchildren and great-grandchildren here in the area.

To supplement his hauling company, Jerry purchased two dozers with backhoe attachments in 1975 so that he could assist in putting in septic systems

in the District. It was during this time that he went out on his own and the rest is history. Jerry's almost famous current backhoe (the extension of his very own arms!) is the third backhoe he's owned if you count the dozers.

Certainly in 50 years Jerry and Lorene have seen a lot of change in the District; but there's one change that few would even consider that Jerry thinks was the biggest and most important.

"The new water system (in 1971) was huge," says Jerry, "few people realize what a big deal that was; you'd come in for the weekend and you'd have little to no water pressure."

Even today Jerry still remembers where most of the water lines were constructed in the District; pretty incredible considering he remembers where almost all the septic systems he's installed are located as well!

When asked what his favorite part about this community is Jerry didn't waiver, "the people, all the nice people over the years; that's why I keep going."

"All the nice people over the years; that's why I keep going." Jerry Cleefman

Jerry is also proud of the dozens of people that have worked for him throughout the years that have gone on to be successful contractors and business-owners in their own right.

So, when Jerry finally decides to hang it up, what will he do? It's pretty easy, "I'm going to do lots of fishing and hunting," he closed with a big smile.

RULES REVIEW

SPEED LIMITS

15MPH on all paved/gravel side drives

25 MPH on all Main roads

A new section to highlight important rules to our Lake Community

- ◆ It is illegal to rent your house short term (i.e. Air BnB, VRBO). It is against the county zoning of our area and prohibited in CSCD covenants. Those found in violation will be prosecuted.
- ◆ Blowing leaves or other debris in the Lakes can now be prosecuted as littering and carry a fine and/or loss of lake privileges.
- ◆ Obstruction of natural or created drainage along roads and drives is prohibited.

NEW FISHING RULES

- Smallmouth and Largemouth Bass: No fish btw 13" and 16" may be harvested. Only (1) fish over 16" may be harvested. Only (5) bass total may be harvested.
- Aggregate daily possession limit of bluegill and red-ear is (15); of which only (10) can be red-ear.
- Aggregate daily possession limit of black crappie is (25)
- All anglers must consent to a possible inspection of all fish taken by authorized CSCD representatives.

Geographical Nicknames Rooted in Local History



Trucks use the Cordry Dam access road off of Post Office Point Photo Courtesy of Dave Jarrett

The Dip, Smiar, the Backgate; what does it all mean? As with any area steeped in history, the CSCD has many nicknames and terms for geographic and road areas that have become part of the nomenclature for our realm.

Most of the names make sense, Florida Peninsula for Eagle Drive as it

resembles the long peninsula of the Sunshine State; Cordry Dip is the only large hill located anywhere around Cordry Lake (Located on Centerlake Rd between Alder Dr and Bass Dr); and Church Hill is the first hill going down Nineveh Road right past the Church.

But there are other names that take a

little more research to learn about. Ham's Hill on Nineveh Rd is located just north of Beech Tree and it is named that because of ol Ham's Bait Shop that used to sit at the bottom of it. The newer generation might simply refer to it as Beech Tree Hill.

Did you know that this community used to be gated? Thus the Backgate is referred to as the intersection of Eagle Drive and Sweetwater Trail as the main gate was on Nineveh Road. The North Backgate is the small access road across from the Neighborhood Church of God on Sweetwater Trail.

Smiar Hill on Nineveh Rd. is just south of Beech Tree and is named for the family that lived on the hill. It is the hill with the dangerous guard rail!

Finally, Post Office Point is located on Cordry Lake at the end of Heather Ct. This was the access road heavy equipment operators used to build the dam. However, before this it is reported that this point was a Stage-coach stop and included mail service, thus the nickname.

DID YOU KNOW?

Per Conservancy Rules it is required to have an address marker on the front of your property and a lot number posted lake-side of your lot. Not only does this help CSCD employees in locating services such as water; but it also helps Emergency Services should that need ever arise.

CSCD COMMISSION MEETING INFORMATION

BUILDING	<i>1st Tuesday</i>	<i>7pm</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>

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

Jeff Parish, Water/ Grounds Maintenance

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

Bernie McGaha, Chief Deputy

Randy Taggart, Deputy

Jimmy Green, Deputy

Mike Clark, Deputy

Contact Us

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