

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

SPRING 2021

Manager's Moment



By: Josh
Hawley

Conservancy
Manager

After an historic winter storm, multiple water main breaks, and a full year now into the COVID pandemic we've never been more excited for the spring season!

2021 is already shaping up to be an amazing year in the District, the 60th anniversary of its creation! The team of dedicated CSCD employees has stepped up in unbelievable ways during some very trying circumstances over the winter. I couldn't be more proud of this team and what was accomplished.

We have implemented several new internal policies, procedures, and controls in the past 6 months. We also have some new faces. The staff has continued to work with Integrity, being Community-Minded, and performing with Excellence.

The Spring Newsletter, I would argue, has always been the most important newsletter we print. It always contains great articles on changes to be expected for the upcoming season as well as containing reminders about important topics such as boating rules.

This issue is no different. Inside you will find articles about the great, new committees that the CSCD Board has crafted to increase Freeholder engagement and to improve the District. You will find a rules review for boating as well as important changes to reserving the Sweetwater Beach Shelter House.

The newsletter is such a great form of communication as it is sent to every Freehold in the District. But it is only a quarterly newsletter. The best way to stay in the loop is by signing up for our FREE text/ email alerts.

Simply go to our website, www.cscd-in.org and sign up for the Alerts. We generally send out 3-4 "Quick News Bursts" per month along with any breaking news or updates such as water leaks and road conditions.

We have an unprecedented number of new residents and lot owners to the District. WELCOME to you all! I highly suggest heading to our website and checking out all the great information including the history of the District, rules, meeting minutes, resolutions, and helpful forms and reports.

With so many new Freeholders, understanding the rules and guidelines has never been so important. The CSCD Board, through the years, has developed a vast set of rules to help maintain the CSCD and its purposes through the future and, most importantly, to keep its Freeholders safe.

If you are looking for ways to engage be sure to check out the website to find applications for any commission or committee openings. You can also head to the CSLOA page and volunteer your time to that great organization. The volunteer fire department is always looking for selfless individuals as well.

As we head into the 60th anniversary of the creation of the CSCD, we hope that one thing that will never change is the small community feel, neighbors helping neighbors, looking out for each other, and keeping this community the unique, clean, safe, and fun place it has been for 60 years now!

60 Years of CSCD

1959: The first Ox Roast is hosted by the Lot Owner's Association.

1961: The District plan is officially approved by the courts and Cordry-Sweetwater Conservancy District is officially created.

1967: Sweetwater Dam is completed and the lake filled.

1968: Cordry Dam is completed and the lake filled.

1972: A new water system is installed with potable water being purchased from Prince's Lakes.

1990: The first CS Volunteer Fire Department Haunted Forest takes place.

2008: A historic flood washes away several roads in the Lakes just days after an EF4 tornado just north of the District.

2016: A 5-Year dredging project is completed on both Lakes, the first dredging project to be completed.

2017: A \$2.5 million investment is made into the water utility to replace over 3 miles of pipe and all the meters in the District.

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*

Spring is right around the corner, and with that a lot of people are excited to get back to the lake and get their plans in order to make any needed improvements to their property. As of this writing, I have received 24 building applications.

I have been hearing the local surveyor is getting booked up, if you are planning any work that will require a survey, now would be a great time to get a survey scheduled. The weight restriction on the roads was lifted March 15 and trucks and equipment have been coming in and out of the Conservancy ever since.

If you are thinking about starting any improvements at your property, I am happy to meet you on location to discuss your project and let you know what would be required from an application or permit standpoint, 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), paver patios, or retaining walls 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.

Sweetwater Beach Shelter Reservations to Include Fees & New Rules in 2021

In an effort to better protect the CSCD, it's employees, and to allow more Freeholders access to it, the shelter at Sweetwater Beach will now require a security deposit and hourly rental fee for 2021 along with a new, more detailed user agreement.

Unprecedented use in 2020 along with misuse and disrespect were drivers in the changes to the user agreement. Often times Freeholders were renting the shelter not for themselves, but for friends or family to use. Too many Freeholders were also renting the shelter for the entire day but only using it for a couple hours.

The new user agreement addresses the myriad of issues that have been experienced in years past including requiring the Freeholder to be in attendance at the event, keeping the shelter and beach family-friendly, along with agreements for alcohol usage.

A substantial security deposit of \$400 was approved to encourage renters to follow the rules and not disrespect the area with mounds of trash, broken items, or irresponsible guests.

The new hourly rental fee was proposed and approved in order to collect on the many expenses the District incurs for operating the shelter. These expenses include supplies, water, electricity,

equipment, beach attendant labor, and security expenses.

Unlike years past, a beach attendant will be on duty for all events as a liaison to ensure your event goes well and to walk you through the checklist after the event to make sure you get your security deposit back.

You can call the office anytime to mark your reservation down on the calendar. There is an online calendar available on the website to check availability. Also on the website is the user agreement which you can print and return to the office with two checks, one for the security deposit and one for the fees. The user agreement and both checks are due to the office two weeks before your event.

Sweetwater Beach Shelter is a premier spot to hold events compared to others in the area and we still believe that our low rental rates make it affordable for our Freeholders while covering the costs and expenses incurred by those who use it.

Sweetwater Beach-Shelter Fees

Security Deposit (Returned after checklist is completed):
\$400.00

Rental Fees:
11-5 PM: \$25/ Hour
5 PM– 11 PM: \$50/ Hour

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

Motoring into a New Boating Season

Since 2021 is not a boat sticker year in the CSCD, a review of boating rules is necessary to insure the lakes are enjoyable and, most importantly, safe for everyone.

As the ramps continue to get busier with the anticipation of summer, it's important to remember some basic boating rules. Before you even put your boat on the water, make sure you have your CSCD lot numbers and boating stickers clearly visible on BOTH sides of the craft.

If your boat has been in other waters, please be sure to wash the boat with hot water and let it air dry for at least five days before launching it in one of these lakes to prevent invasive species from entering our waters.

Now that you are ready to launch, make sure you have a sober operator that has a valid driver's license. Please do not power-load your boat on the ramps, it can cause costly repairs to the ramps.

You should also take note of the control lights located at the south end of each lake. A 'RED' light means the lake is CLOSED to all boat traffic. A 'YELLOW' light indicates IDLE only time/conditions. A 'GREEN' light means the lake is open to normal boating traffic.

As you launch, please insure that you have a life jacket for every person that will be on the boat and at least one throwable devise.

Traffic on both lakes should be

operating in a COUNTER-CLOCKWISE direction. Do not cut across the lake, go against the flow, or do "donuts" in the lake at any time, as this action is extremely dangerous.

If you plan on skiing or tubing on the water please insure you know all the rules and safety precautions for each recreational activity.

As you motor around the lake, take note of the 'No-Wake' buoys. These buoys are marking off EVERY cove in the District and swim areas. Respect your neighbors that are enjoying the calmer waters and idle-only in these areas. Even if a buoy is missing, know that ALL coves are IDLE-ONLY.

Now it's time to enjoy the beautiful, fun lakes you have come to love. Boat patrol is on both lakes during the season to assist boaters and make sure that everyone stays safe. Repeat offenders of breaking the lake rules can lose their lake privileges for up to a year.

It is your responsibility as a lot owner to insure that everyone operating your boat on the water knows and obeys all the lake rules.

If you have any safety concerns or see someone committing a violation call 812-988-6655 and ask for a CSCD Officer to respond. A full list of the lake rules is available at the office or on our website, www.cscd-in.org.

RULES REVIEW

Top Ten Lake Safety Violations

1. You must follow a counter-clockwise direction during green light hours.
2. You must have a life jacket for each person on board and one throwable devise.
3. Yellow light means IDLE-ONLY
4. The max number of people that can be towed behind a boat is TWO.
5. Red light means the lake is CLOSED to ALL boating.
6. Green light means the lakes are open to all boaters in a counter-clockwise direction.
7. It is a violation to have your feet hanging over the boat while the boat is in motion.
8. An orange flag must be used when a person is down in the water.
9. A wake of any kind can not be produced when in a No-Wake zone.
10. If you receive (3) warning tickets within a 365 day period on the lakes ALL of your boat decals may be revoked for up to ONE year.

** If you see something life threatening, call 911

** If you see a boater/swimmer committing a violation call 812-988-6655 and ask for a CSCD Officer to respond.

New Faces Join the CSCD Team

New Committees Created in 2021

Finance Advisory Committee: This Board-appointed committee of seven Freeholders is tasked with investigating different methods to fund the works of improvement in the District.

Meetings: 3rd Thursday at 7 PM at the Office

Advocacy Committee:

This Board-appointed committee of five Freeholders will work to develop better relationships with other entities, specifically Brown County Government Departments in order to advocate for better use of Freeholder property taxes paid to Brown County.

Meetings: TBD

Zebra Mussel Prevention Committee:

A devoted group of Freeholders that desire to prevent the devastating zebra mussels from infiltrating our Lakes. This Committee is a sub-committee of the Ecology Commission.



Please join me in welcoming two new people to the CSCD team. Many of you may recognize Kaitlyn Williams' smiling face from Sweetwater Beach. She has been a beach attendant since 2019 and joined the office staff in late 2020 as our customer service representative.

Deputy Zaccary Sheppard is our new officer to join the Security team at CSCD. Zacc was actually born in the Lakes and is a Brown County High School graduate. Zacc has been training for a career in law enforcement and came highly recommended by Sheriff Scott Southerland.

Don't Delay, Sign up for Alerts Today

It's FREE, it's SIMPLE, but most of all it's IMPORTANT. Joining our text/email alert system is the easiest, most convenient way to stay informed about the District.

From the popular "Quick News Bursts" sent out 3-4 times a month, to urgent notices regarding water leaks, boil notices, road conditions, weather alerts, to meeting updates and more, our free alerts are the only way to be in the know.

Simply go to the webpage www.cscd-in.org and click on the "Subscribe" button. Insert your cell phone and/or email address and you are done.

You can also view alerts on the website from the homepage. If there are any current alerts there will be a yellow box at the top of the homepage, under the picture slideshow and you are a click away from viewing the alert. Don't delay, sign up for alerts today!

CSCD Officers Continue Serving Community

To protect and serve is not just a motto, for your CSCD officers it's a way of life. With the addition of Zaccary Sheppard, our security team is back to full-force.

2020 may have been a busy year for the Lakes with more residents hunkering down in their lake homes, but 2021 has gotten off to an even busier start for our officers.

In January there was a homicide just outside the back gates on Hicks Road. The suspect was apprehended, but CSCD Deputy Mike Clark, a 16-year veteran, was the first to respond.

Just a few weeks later there was a call for shots fired near the Church of God out the back gate. CSCD Deputy Jeff Brahaum was the first to respond to it. Fortunately no one was injured in this event, but drugs were involved.

CSCD officers are deputized by the Brown County Sheriff and have full officer powers. The CSCD pays for the officers salaries and benefits, equipment, and uniforms. The CSCD, Sheriff Southerland, and Brown County Commissioners are currently working together to update the interlocal agreement between the two entities that has been in effect since 1998.

Crime is not something that many Freeholders think about in the District. Chief Deputy Jimmy Green attributes that to both current and past team members. "There's always been a presence of officers in the Lakes," he says, "that's a major deterrent for criminals."

In 2020 Chief Deputy Bernie McGaha retired after 36 years at the CSCD. Jimmy learned from Bernie how important community was and just how amazing this community is.

Jimmy warns the residents though, that crime is not non-existent. We still have some burglaries, domestic disputes, drugs, and a growing number of fraud cases amongst others.

With so much activity happening just outside the gates Jimmy is gearing his team up for a busy summer. "We are going to make our presence even more known. We will be the driving billboards for the safety and security of the Lakes."

A victim himself, Jimmy is warning Freeholders of fraud and scams that are a growing concern, especially with technology. You should never give anyone your banking information over the phone, never give out your social security number, and be weary of deals "too good to be true."

Officer's in the District can often respond to calls within 5-10 minutes, an unheard of response time. Our officer's are normally first on the scene in emergency situations as well, assisting our amazing volunteer fire department and EMTs.

Response time for officers in Brown County to the Lakes could be up to 45 minutes depending on how many officers are on duty and their location when the call comes in. Sheriff Southerland recently reiterated that his officers will always be ready to assist any CSCD Officers should that need arise.

One of the more rewarding parts of the job for Lakes Officers is to serve the community. You will see CSCD officers at many local events including the fireworks, Ox Roast, meetings, and more. Jimmy Green was able to secure \$1,000 from the FOP for this summer's C.A.S.T. fishing event for kids that the Angler's Club is hosting.

CSCD OFFICERS

Full-Time

Chief Deputy Jimmy Green
5 years at CSCD/ 35 years of experience in law enforcement

Deputy Mike Clark
16 years at CSCD/ 21 years of experience in law enforcement

Deputy Jeff Brahaum
2 year at CSCD/ 33 years of experience in law enforcement

Deputy Zaccary Sheppard
Less than 1 year at CSCD/ 3 years of experience in law enforcement

Part-Time

*Chad Williams
Mike Moore
Brian Schrader
Scott Bowling
Austin Schonfeld
Colton Magner
Kyle Minor
Jacob Gibson
Josh Stargell*

CSCD officers also keep very busy in the winter months performing property checks for our snow birds as well as assisting motorists during snow storms on the roads.

The best way to contact an officer for a problem is to contact the Dispatch at 812.988.6655 so that it can be logged properly. If you have an emergency, always dial 911. If you have questions for an officer during CSCD office hours, simply call us at 317.933.2893 and we'll transfer you to the on-duty officer.

Special Assessment Reminder on Upcoming Tax Bills

This spring, Freeholder tax bills will look a little different. As discussed and reported on all fall of 2020, Freeholders will have a special assessment on their tax bills of \$134.50 each tax season. This equal assessment goes towards funding works of improvement in the District.

After sifting through every taxable parcel in the District, a certified list of Freeholders to be assessed was developed and sent to Brown County. Last fall a resolution was developed to consider a Freehold as any parcel of land owned by the same person or persons. If the name(s) on the deeds match, it will only be considered as one Freehold. This took away the need to "marry" lots.

There were still some owners that have

one name on one deed and then their name and spouses name on another deed. This will be counted as two separate Freeholds and both will receive a tax bill with equal assessments due. Some Freeholders do this in order to acquire multiple boat

Assessment Rate per \$100 Assessed Property Value

Prior to equal assessment: 0.4739

After equal assessment: 0.3421

stickers. If you are in this situation and don't get extra stickers, you might consider putting all lots in just one name or making sure both names are on all deeds.

The estimated amount brought in by the equal assessment was taken off the ad valorem tax levy and reduced the overall tax rate for 2022. Prior to the equal assessment the CSCD ad valorem rate was 0.4739 per \$100 assessed value by the county. After the equal assessment took \$400,000 off the levy, the new rate lowered to 0.3421 per \$100 assessed value by the county.

The Finance Advisory Committee has been formed with seven Freeholders, one from each District area, and is holding monthly meetings. The FAC's goals include developing new ways to fund the District's budget and to "decouple" from Brown County by continuing to lower the ad valorem amount needed to fund the works of improvement in the District.

2021 MARINA HOURS

Memorial Day thru Labor Day

CORDRY

Wednesdays: 4 PM-6 PM

Fridays: 4 PM- 6 PM

Saturday: 11 AM- 7 PM

Sunday & Holidays: 11 AM- 5 PM

SWEETWATER

Wednesdays: 6 PM-8 PM

Fridays: 6 PM- 8 PM

Saturday: 11 AM- 7 PM

Sunday & Holidays: 11 AM- 5 PM

SUMMER OFFICE HOURS

Monday- Friday: 7:30 AM-4 PM

Additional Friday Hours 4 PM-8 PM on May 28 & July 2

Saturdays: 8 AM-12 PM
(May 15-July 17, CLOSED on 5/29 & 7/3)

BC Veteran's Office

Greetings Cordry-Sweetwater Lake residents from the Brown County Veterans Service Office! We wanted to reach out and ensure Veterans and their families know about the Veterans Service Office, and understand it is in the county to assist you with a multitude of issues.

The Veterans Services Department serves the veterans, veterans' dependents, and veterans' survivors of Brown County by offering assistance in filing claims for VA Federal Benefits, obtaining military records, accessing VA services, and conducting Education and Outreach Services.

We are located at 902 Deer Run Lane in Nashville. The office phone is 1-812-988-5600. You can reach Chris Snell, the Veterans Service Officer at snellc@browncounty-in.us or, Sam Banter, the Veterans Service Office Liaison, at banters@browncounty-in.us.

EVENTS

Saturday, May 1 @ 1pm: Shelter
Dedication for Bob Wright @
Centerlake Park

Saturday, May 29: Opening Day
at Sweetwater Beach

Monday, May 31 @ 11am:
CSLOA Memorial Day Bike
Parade at the CSCD Office

Sunday, June 6 @ 10am: Church
of the Lakes Service at
Sweetwater Beach w/ a picnic

Saturday, June 12 @ 7pm:
CSLOA Concert at Sweetwater
Beach

Sunday, July 4 @ 8pm: Mass at
Sweetwater Beach

Saturday, July 10 @ 8am: Kids
Fishing Tournament by Angler's
Club

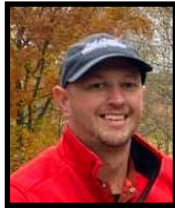
Saturday, July 10 @ 3pm: CSLOA
Fireworks at Sweetwater Beach

Saturday, July 21 @ 7am:
C.A.S.T. for Kids at Sweetwater
Beach

Saturday, Sept 4 @ 11am:
CSLOA Ox Roast

Sunday, Sept 12 @ 10am:
Church of the Lakes Service at
Centerlake Park w/ a picnic

Upgrades in Office Assist in Becoming More Efficient, Improve Service



By: Josh
Hawley

*Conservancy
Manager*

In a constant hunt for decreasing expenses while increasing efficiency, the decade-old phone system was one of our first thoughts. Not only was it expensive, but it wasn't very efficient. The old phones couldn't handle conference calls, were extremely difficult to transfer calls, and the sound quality had fallen.

After some research, we decided on Verizon's One Talk phone system. We replaced all the office phones in January and are completely up and running on the new system. We are now able to not only transfer calls internally, but we can also transfer your calls externally to other numbers.

The new system also allows for our employees to answer office calls while out in the field or if they are working from home via an app on their cell phone. For Nick, Josh Bryant, Jimmy, and Josh Hawley this has been a great benefit already.

If you call after hours you will now have the capability to be transferred directly to the voicemail of the person you are trying to reach. You can also reach the after-hours water utility on-call staff or get transferred directly to the Brown County

Sheriff's Office Dispatch.

This new system is actually saving the District money to the tune of over \$200 per month on our telephone bill. This will come directly off the budget for 2022.

As the office staff starts settling in for the busy season I wanted to take a second and remind everyone of the opportunity to request work orders online. This FREE tool makes us even more efficient as we knock out the middle person answering the phone and putting in the request, and allows you to fully describe your issue.

Simply go to <https://citizenportal.dudesolutions.com/cordrysweetwatercd> and follow the prompts to submit work order requests including turning your water off or on, pothole reporting, possible water leaks, and more.

If you haven't already been on the website in the last four months you need to check it out. We've overhauled the homepage to bring you important links, updates, and more including all the monthly meeting documents being right on the homepage.

You can also check what time the idle lights change, the weather, pay your water bill, and sign up for our FREE text/email alerts. Another upgrade on the website is the ability to watch the monthly CSCD Board meeting live directly from the page. Don't delay, check out the website today!

Your CSCD Employees

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

Josh Bryant, Maintenance Supervisor
Kyle Wilborn, Water/ Grounds Operator

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