

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

WINTER 2017

Stacy's Spotlight



By: Stacy
Wethington

Conservancy
Manager

Hello and Happy Holiday Season! With the unseasonably warm weather we had in November it is hard to think about winter, but I'm afraid it is finally upon us.

As we move into the winter season, please remember to drive cautiously and give the plow truck drivers plenty of room to work the roads. Josh Haw-

ley and crew do an amazing job and we are so thankful for their dedication to help keep our roads clear for everyone's safety.

The winter season is still a busy one for your CSCD Office Staff. We are busy with billing, collecting payments, budgets, financials and organizing. Nick Johann, your Building Compliance Officer, is busy helping freeholders and contractors obtain building permits and checking the progress on current projects.

I would like to thank my office staff, Mary, Judy, Brittany and Nick for all of their dedication and hard work that goes in to keeping the office running smoothly.

2018 will be a boat decal renewal

year. We plan to start selling new decals in April. Please remember to bring your insurance information on all motorized boats for verification and any paperwork on any boats that have not been registered previously by you with the District.

Please remember that several of your neighbors are gone for the winter. Keep an eye out and if you see something that looks suspicious, report it! Call the CSCD Office during business hours or the non-emergency Sheriff's number after hours. It's always better to be safe, then sorry.

This is a wonderful time of year, make sure you spend time with your loved ones. From your CSCD Staff we would like to wish you all a very Merry Christmas and Happy New Year!

In This Issue

- Sweetwater Dam Repairs
- Building Notes
- Security Update
- CSCD Technology
- Office Staff
- Garden Club
- Winter Preparations
- Fish Survey
- Town Hall Meeting Scheduled

Newsletter Makeover

As Cordry-Sweetwater gets ready to welcome the New Year with open arms, we felt it was time to makeover the newsletter for 2018.

The CSCD Newsletter is printed three times a year and is our most direct resource to communicate with our freeholders.

Many residents look forward to reading about current District news, upcoming projects, rules, and more. We look forward to meeting and exceeding those expectations with the NEW, newsletter!

Our goal is to make this newsletter a true resource for communication as

well as an opportunity to get to know your CSCD employees and Community.

We hope to spotlight stories on employees and community leaders as well as keep everyone abreast as to the latest happenings in this wonderful neighborhood.

The newsletter will continue to come out every Spring, Fall, and Winter. If you would like to see the newsletter in full-color, sign up to receive the electronic, emailed version!

If you have any suggestions or story ideas, please email us at jrhawley1981@gmail.com with the subject line NEWSLETTER.

BUILDING CORNER



By: Nick Johann

Building Compliance
Officer

As we wrap up another busy year, I'd like to give you a few friendly reminders.

At midnight on December 15th, the weight restrictions for the roads come into effect. This restriction, which is a Brown County commissioned ordinance, limits vehicles and their load at 20,000 pounds, gross vehicle weight.

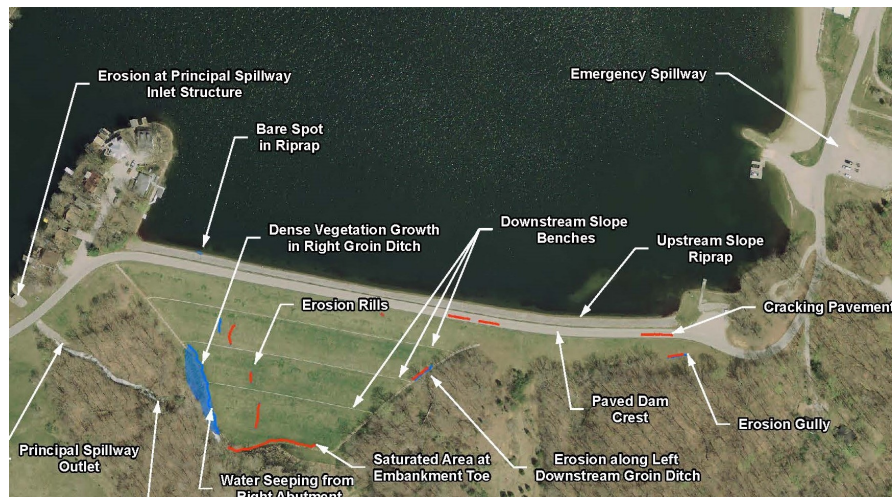
In order to avoid costly fines and/or stop work orders, many contractors will bring in a pickup truck with trailer to get their materials to the jobsite and be under the weight restrictions.

If you are planning projects for 2018, I'm happy to meet with you to discuss the scope of the project and whether it will require a building application or not.

If you are planning to build new lake structures, the winter months would be a good time to have a survey completed on your lot or lots if you do not already have one.

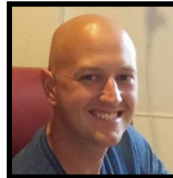
If you happen to see construction underway around the Conservancy without a blue permit visible, feel free to call me and I will look into it.

It was nice meeting new people this year through their building processes and I'm looking forward to meeting more in 2018.



The area of concern is the left side of the dam near the principle spillway outlet.

Sweetwater Dam Repairs Anchor a Busy 2018



By: Josh Hawley

Superintendent

One of the major budgeting hurdles for 2018 was the anticipated repairs to Sweetwater Dam. In 2015 engineers discovered a major erosion problem with the right-hand groin about 3/4 of the way down the dam. It was determined to wait until the next inspection to see if the problem worsened, which it has.

While the dam received a favorable rating in the 2017 inspection report, it was noted that this problem has caused this section of the dam to be "deficient," and before more damage occurs we have contracted Christopher Burke Engineering to help us tackle this problem head on.

The cause of the initial problems likely were caused by the overtopping of the concrete spillway headwall located in the valley 3/4 of the way down the dam. This overtopping was caused by heavy winds toppling trees and eventually blocking the drain pipe at the bottom of the headwall.

The engineers now suspect that the

pipe has possibly been compromised or even the headwall itself around the pipe.

Engineers returned in September to take a closer look after brush was cut around the affected areas. While a full-on plan is being fabricated by the engineers, they offered several ideas on how to mitigate further damage. It's even possible that these smaller fixes could be enough to stop future problems and thus correct the issues moving forward.

"It's important to note that the dam is NOT in jeopardy of failing."

It's important to note that the dam is NOT in jeopardy of failing. We are fortunate that this problem is caught now and we are being proactive in finding the best way to correct this problem for the long-term stability of the dam.

Many of the other minor issues noted in the report can be taken care of in-house including some rip-rap erosion control, brush cutting, and tree cutting as well as a new monitoring routine that we are implementing in 2018.

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

New Technologies Assist CSCD in Analyzing Future

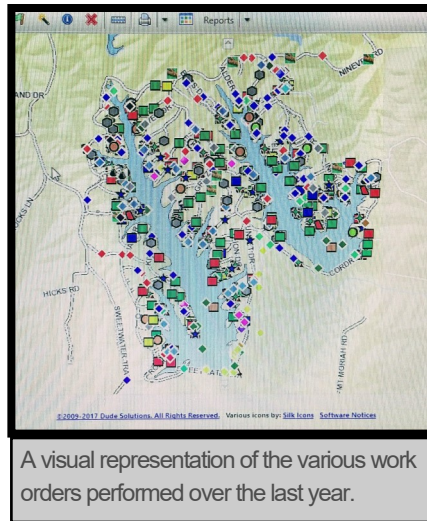


By: Josh Hawley
Superintendent

Some love it, some hate it, but it can't be argued that it must be embraced to an extent. Technology continues to evolve and we have embraced it with open arms as a tool to assist with day-to-day operations and future decisions.

In my three years as Superintendent we have evolved in many ways. We started with the Mobile311 work order system. With it's GPS capabilities and mobility, we have saved thousands of dollars in fuel and labor costs.

The next phase in our process has



been the gathering of GPS coordinates; whether that's hydrants, valves, buildings, pipe, etc, each GPS point serves as a point of reference to include all kinds of data including maintenance records and expenditures.

Our newest technology involves

the Sensus i-Perl meters. Not only can we now radio-read the meters in 45 minutes from a truck; but we can also extract data from the meters to include hour by hour consumption, flow-rates, and various alarms.

We also utilize our smart phones to their maximum capabilities with the Mobile311 app, email alerts, social media updates, photos of construction, and more.

Did you know that every work order that is put in is sent to our smart phones which can be distributed to the nearest employee in that area!

All of this helps keep us organized and moving forward in this ever-changing world.

Safe, Secure, and Sound

Policing the CSCD is a 24/7/365 job and our deputies have plenty of experience in this area in keeping our residents safe.

Officer McGaha has over 30 years of experience patrolling in the CSCD! Officer Taggart has more than a dozen, and our other full-time officers have more than dozen years of service between them in our area.

Officer McGaha's crew does more than just watch for speeders or criminals. Did you know that you can sign up to have extra patrols of your home when you are on vacation or gone for the winter?

The officers are all also trained for medical emergencies and are often the first ones on the scene for accidents, fires, or other emergencies.

An inter-local agreement with the Brown County Sheriff's Department assists in making sure we have officers in our area every hour of every day and that they are equipped and trained properly.

If you have a non-emergency you can contact the CSCD office and ask for an officer. If it is after-hours contact the Brown County Sheriff's Department and they will contact the Lakes officer. Of course, for emergencies always dial 9-1-1.

History Lesson

The CSCD area was a recreational attraction for the upper and working classes from the city even before the development of the lakes!

Through the 1920's people commuted to the farms to participate in hoe-downs or to hear the jigs, reels, and waltzes.

The development of the lakes began in 1948!

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>

The ANNUAL CSCD Board meeting will be held on Saturday, Jan 20th, 1pm @ the Clubhouse



CSLOA COMMUNITY EVENT CALENDAR

Jan. 20: Cards/Board Games @ Clubhouse 2-5pm

Feb. 10: Spaghetti Supper @ Clubhouse 5-7pm

March 10: Chili Cook-off @ Clubhouse 5-7pm

March 24: Growing a "Greener" Garden @ Clubhouse 6-7pm

April 28: Welcome Back to the Lakes ICE CREAM SOCIAL @ Clubhouse 1pm

OFFICE STAFF

Stacy Wethington
Conservancy Manager
11 years at the CSCD

Mary Johantgen
Office Clerk
10 years at the CSCD

Judy Surface
Water Clerk
6 years at the CSCD

Nick Johann
Building Compliance Officer
3 years at the CSCD

Brittany Bay
Financial Clerk
2 years at the CSCD

Winter Hours:

Monday-Friday: 7:30am-4pm
Office #: 317-933-2893

Going Behind the Scenes with the CSCD Office Staff

They answer the phones, field complaints, process payments, pay bills, update the website, perform book-keeping and accounting, and take care of any other office needs you have. They are the unheralded heroes of the CSCD who often aren't given the accolades they deserve. They are, your CSCD Office Staff.

Mary Johantgen has worked for the CSCD for 10 years and recently dropped to part-time to start enjoying some retirement. She knows so many freeholders and always greets everyone with a warm smile. She also processes many of the claims that are paid through the CSCD.

Judy Surface has been the water clerk for 6 years and does an excellent job of making sure water bills are paid and helping make payment ar-

rangements to those that can't afford their bills. She goes through all 1,350 water bills every month to check for any mistakes or high usage!

Brittany Bay is the newest member to the Office Staff as the Financial Clerk. Brittany brings an accounting background to the table and has learned the many nuances of this District incredibly fast and is a great addition to the team.

These ladies don't just crouch behind their desk though. They all help clean the office, take care of the flowers around the building, and they all are great cooks and bakers keeping our maintenance guys crawling back to the office for more treats!

Thank-you ladies for all your hard work and dedication to the CSCD. It does not go unnoticed!

CSCD Garden Club Sprouts Successful Opening Season at New Garden Location

By: Quinn Hetherington

*Master Gardener/ Member of
CSCD Garden Club*

The CSCD is mostly known as a “Lake Community,” but there are many other activities for freeholders to enjoy.

One of the newest is the Community Garden which is managed by the newly formed CSCD Garden Club. A year in the making, a proposal was finally pitched to the CSCD Board and approved in late 2016. The Board agreed to provide a location, fence, shed, and the materials for constructing the beds.

A steering committee was formed who researched other community gardens

and soon 21 raised beds were constructed, an area the size of a basketball court was razed and fenced in, and a shed constructed.

After announcements online and in the CSCD newsletter, within a week all 21 beds were reserved. In fact a waiting list was formed with over a dozen residents on it.

There’s no other way to describe the inaugural season than a “total success.” So much so, the garden is being expanded to 35 plots for next year! The garden is one more activity opportunity that makes Cordry-Sweetwater a great place to live and enjoy.



What: CSCD Community Garden & Garden Club

Where: Located on the south side of Centerlake Park near the fire station

How: Contact Chris Waterfall at waterfallweaver01@gmail.com for details

CSCD Prepares for Always Unpredictable Winters



By: Josh Hawley

Superintendent

As winter gets ready to flex it’s muscles, your CSCD staff is ready to fight back! While many of our part-time freeholders don’t get to witness a Cordry-Sweetwater snow event, those that do are torn between the beauty of a good snow versus the perils of traveling.

We take pride in providing the best snow/ice removal in order to keep our residents safe. A lot of hard work, forecasting, thought, and some luck go into each event.

It starts with readying the equipment. This entails prepping the snow plows and spreaders and then installing them

on the vehicles. We also always make sure we have plenty of salt and sand on hand.

Each winter storm event brings it’s own challenges. We rely heavily on local forecasts and radars to be adequately prepared. We will actually mix the salt/sand as needed because each event dictates the ratio of salt to sand that we will use; this is what often times separates our successes with removal versus other highway departments.

Anytime an inch or more of snow is predicted Josh Bryant and myself plan on meeting at the office at least 2 hours before the event is forecast to begin. We will use this time to test our equipment, mix the salt/sand, fill our spreaders, drink our energy drinks, and follow the forecasts. This allows us to be on the roads as soon as the first precipitation flies.

From that point on, we rely on road conditions, temperatures, traffic, forecasts, and the radar to determine how to proceed.

The smaller snows are often the most dangerous as they are unpredictable and generally we are not here at the Lakes when it hits. During these events we rely on the officers in the area to alert us when conditions begin to worsen.

There are times, however, when the snow is just flying to hard to keep up with. It’s imperative that residents keep off the roads in these dangerous conditions.

I try to update our Facebook page hourly with changing road conditions, so please “like” our page to stay abreast of what is going on and drive safely!

Ecology Commission Seeking Public Input on Managing Growing Deer Herd

By: Jim Donnells

*Recorder
Ecology Commission*

Numerous freeholders have expressed concerns over the ever-growing herd of deer that have taken up residence here in the CSCD. It is clear to many that there is an over-population of deer; based on the number of does and fawns recently observed in our residential areas, the population is set to explode beyond healthy levels very soon if nothing is done to limit that growth.

The Ecology Commission has listened to a

multitude of complaints on this deer over-population for several years and have taken the first steps to address this ever-growing problem.

After receiving a professional Deer Conservation presentation from two local, DNR, deer biologists, the Commission has arranged for a similar briefing of options to be presented to all CSCD freeholders in a Town Hall meeting format scheduled for Saturday, February 10th from 1pm-3pm at the CSLOA Clubhouse.

These same two expert biologists will be in attendance to answer any freeholder questions about potential options to

“manage the herd.”

After this meeting the Ecology Commission will meet and recommend appropriate deer conservation measures to the CSCD Board to be implemented in the Fall of 2018.

What: *Town Hall Meeting to discuss how to manage growing deer populations*

Where: *CSLOA Clubhouse*

When: *Saturday, February 10th from 1pm-3pm*

WATER TIPS & NOTES

- **Plan on irrigating your lawn or flowers? Pump from the lake as opposed to hooking into the water utility. Watering can use tens of THOUSANDS of gallons of water that you have to pay for. *Please be sure you alert the office that you will be irrigating from the lake!***
- **It is REQUIRED to have a shut-off valve installed & working properly somewhere between the meter and the first outlet for your home's water. Have a local contractor install a shut-off feet away from the meter to insure you always have a way to shut off your own water!**
- **Damage to our meter pits, lids, radios, meters, etc. can cost over \$500.**
- **Please don't leave boats or trailers parked over the meters in the winter for our access.**

Mechanic's Bay Initiated at Maintenance Facility to Save Time & Money

Dirt, oil, grease, and grime those are just a few things Josh Bryant loves about his job. Bryant wears two hats for the CSCD as Josh Hawley's Assistant and also as the District Mechanic.

Over the last two years Bryant and Hawley have transformed the Mechanic's Bay into an efficient work space for Bryant complete with money-saving equipment and tools.

A large lift was purchased to work on all the vehicles, a tire-changer, a tire-balancer, and other tools were purchased so that virtually all maintenance and repairs can be completed in-house by Bryant. This has equated in saving thousands of dollars and has decreased down time.

Bryant completes the oil changes and routine maintenance on our officer's vehicles as well.



Josh Bryant stands in front of the lift as he replaces engine components on our Gator.

DID YOU KNOW?

A Conservancy District is formed as a specialized, local taxing area created for established purposes. While environmental conservation should be the goal of all organizations, "Conservancy" is a bit of a misnomer. The CSCD, according to its covenants, was created to 1) provide water supply 2) provide for the collection, treatment, and disposal of sewage and other liquid wastes produced within the district and 3) develop forests, wildlife areas, and park & recreational facilities where feasible in connection with beneficial water management.

2017 Closes Out With Impressive Projects, Overhauls, Numbers

It is always enjoyable to look back at the history of this great area and how it started, all the changes, the good times and the bad; hopefully when people look back at 2017, time will shine brightly on the year.

The largest investment in the water utility since its inception took up the bulk of the year with a new transmission main, refurbished tower, new service lines, and new meters.

Also constructed in the District was a new shelter house at the beach, updated bathrooms at the beach, a community garden, a driving range, new docks, and a

BY THE NUMBERS:

- **1,273** Completed work orders
- **84** Building applications
- **3** New water hook-ups
- **56** Water leaks repaired
- **18,722** Gallons of gas sold at marinas
- **\$140,991** Trimmed from 2018 budget

new hiking trail.

Several new homes were built during the year and many homes received beautiful remodeling and landscaping in the area as well.

CSCD Superintendent Wins Prestigious State Award

At the Indiana Rural Water Association conference in French Lick on December 5th, our Water & Grounds Superintendent Josh Hawley was surprised by being awarded the 2017 Operator of the Year.

Stacy Wethington nominated Hawley for

the award and the Association agreed that his hard work should be commended.

Hawley says that if it wasn't for Stacy, Josh Bryant (both pictured below), and the rest of the CSCD team, Board, and Commissions he would never be this successful.



CSCD Board Election for Area 2 Infor-

The CSCD will not conduct an election because there was only one nominee for the position representing Area 2.

In accordance with IC 14-22-5.4-7.5 an election is not required and the individual is deemed elected.

Thus the newly (re) elected representative for Area 2 is the incumbent Chad Crimmins. Mr. Crimmins is also the chairman of the Roads Commission.

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
Conservancy District
8377 Cordry Drive
Nineveh, IN 46164

(317) 933-2893

cscdinfor-
mation@gmail.com

Visit us on the web at
www.cscd-in.org

Like us on Facebook.

Follow us on Twitter

Cordry Sweetwater Conservancy District
8377 Cordry Drive
Nineveh, IN 46164

First Class
U.S. Postage Paid
NINEVEH, IN
Permit No. 22