

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

WINTER 2021

Board Promotes From Within

After looking at all their options, The CSCD Board of Directors voted on November 16th to replace the vacant Conservancy Manager position with Brittany Bay and Nick Johann. Brittany was formerly the Financial Manager and Nick was solely the Building Compliance Officer. These new roles will split up the duties of the Conservancy Manager position. Brittany's new role will be Director of Finance and Administration. Nick will now be the Director of Operations and continue his role as the Building Compliance Officer.



"Winter forms our character and brings out our best."

- TOM ALLEN

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Assessed Values on the Rise

Pat Sherman, CSCD Board, and Financial Advisory Committee member would like you to pay close attention to the upcoming property assessments. The assessed values within the conservancy district are increasing by nearly 100 million dollars. The county assessor will send out a letter notifying you of the assessment and your right to appeal. You will have 30 days to appeal their assessment. This has the potential to affect many if not all the property owners in the CSCD. This does not mean the district will receive more money but will affect how much tax you will pay.

Update on Dams

Planning and design has continued with Christopher Burke Engineering.

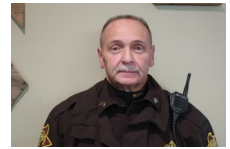
The Cordry Dam spillway repair is in the final stages of design and will be wrapped up in the first quarter of 2022.

The CSCD is pursuing a grant through the Indiana Department of Natural Resources for the Sweetwater Dam. We are able to apply for the grant since Sweetwater is labeled as a high hazard dam due to the properties, infrastructure, and economic loss that would result in a failure. The grant can be used for engineering services, analysis, or any repairs that may be identified.

The Cordry and Sweetwater Dam ratings are both conditionally poor. Due to unknowns, Sweetwater requires geotechnical engineering investigation (core samples) and a hydraulic analysis. Positive results from those will improve the rating. The Cordry Spillway will also need the same analysis completed but the rating will not improve until the spillway is repaired.

Safety Spotlight

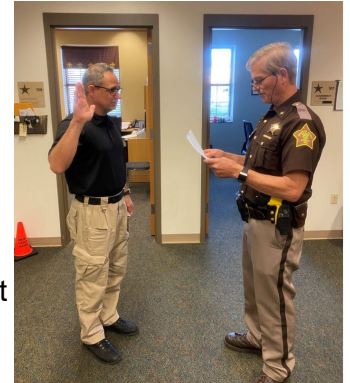
By: Jimmy Green, CSCD Chief Deputy



Deputy Mike Clark is celebrating his 17th year with the CSCD this Month. He will also moving on to a new exciting opportunity as the Assistant Director with the Johnson County Animal Shelter. We are sad to see him go and appreciate all the years of dedication and service to this area.

We would like to welcome our newest deputy, Oliver Hitz. A fun fact about Oliver is that he is originally from Switzerland. Oliver is currently in training and is very excited and enthusiastic about getting to work.

Sheriff Southerland of the Brown County Sheriff's Office has purchased a new state-of-the-art radio system and infrastructure to cover the Cordry Sweetwater area, as well as the rest of the County. In the past, we have had issues transmitting on our radios. The new system has been tested in all areas of the Lakes and we have found no instances where the new system has failed. The Lakes' officers received four handhelds and three car radios, giving each officer one handheld radio.



Deputy Hitz being sworn in by Sheriff Southerland

2022 Boat Sticker Renewal

Current boat stickers will expire June 15th 2022. The CSCD office will have the new stickers by mid-March. The office will be operating on an appointment only basis for new stickers. Please call the office starting in March to schedule yours. See the Ecology article for the new zebra mussel education course requirement.



Dave Jarret on a late season ski

News From Your Ecology Commission

By: Jim Donnells

Exciting things are always happening at the Lakes, and many of them are related to the wonderful environment we find ourselves in here in the beautiful Cordry Sweetwater Conservancy District. As you know, the conservation, protection and enhancement of this great natural resource we call "CSCD" is the responsibility of the ECOLOGY Commission, in conjunction with your Board and the Conservancy Manager. Some of those conservation responsibilities are seen by some as controversial and often, the ECOLOGY Commission finds it necessary to weigh the principles of biology with the needs and desires of freeholders in order to strike a balance that protects our natural resources without any undue inconvenience (or danger) to freeholders. Such is the story of two important ongoing efforts of the ECOLOGY Commission that are of high visibility to all: The annual Deer Reduction Hunt and the upcoming Zebra Mussel Prevention Program.

The fourth annual CSCD **Deer Reduction Hunt** is currently underway. Hunting by designated and highly qualified and tested archery hunters began on approved properties on 18 October, 2021 and will continue until the end of January, 2022. Most hunting is done on weekdays, from 8 A.M. until 2 P.M., however during the period 1-20 November, legal Indiana hunting hours will be authorized (½ hour before sunrise to ½ hour after sunset) including on weekends. To date, the CSCD deer population has been reduced by over 120 deer since 2018 in these annual deer reduction hunts financed by grant monies from the Indiana DNR. And yet, the deer herd of CSCD is still considered to be over-populated by DNR standards.

Although the CSCD **Zebra Mussel Prevention** effort has been in full swing since February of 2021, the full impact of this invasive species prevention program will become much more evident in 2022 and 2023. The Zebra Mussel Study Committee formed in February 2021 and quickly transitioned to the Zebra Mussel Prevention Committee (ZMPC). We learned that, without proactive prevention measures put in place, CSCD lakes, like virtually every body of water north of Indianapolis including Geist Reservoir and Fall Creek, will become home to the dreaded and impossible-to-get-rid-of, zebra mussel, in huge numbers and with devastating effects. After 6 months of research, meetings, and study of states' zebra mussel experiences from Massachusetts to the east, Utah to the west, Wisconsin to the north and Texas to the south, the ZMPC put forth both a Freeholder Education Plan and a Zebra Mussel Prevention Action Plan. The Education Plan, already underway, culminates with a MANDATORY freeholder (online) "Zebra Mussel Boater-Aware Education Course," scheduled to be launched on the CSCD website in December, 2021. Successful completion of this online education course will be **required** for all boat-owning freeholders to purchase and receive any/all boat stickers from CSCD in the spring of 2022 (next spring). The online course, once launched, will take you approximately 40 minutes to complete and a perfect score of 100% is required on the 20 question test before you earn your "diploma" which you will need to purchase your boat stickers.

In addition, CSCD will be hiring a "boat steward" in April, who will oversee the overall Zebra Mussel Prevention Program for our lakes. He/she will, among other things, locate volunteer boat stewards to assist in the comprehensive prevention efforts. The plan calls for restrictive gates at both boat ramps; boat/motor/trailer inspections at the ramps before launch; a hot-water, high-pressure decontamination station located between the lakes for equipment that needs to be decontaminated, and a 24/7, expedient means to access and leave the lakes for properly decontaminated transient boats. Like any new plan and procedure, it will surely have wrinkles. We ask that everyone remain patient with all these new procedures until the Boat Steward and CSCD Staff work those wrinkles out.

Incidentally, if you'd be interested in serving as our CSCD "Boat Steward" for the 2022-2023 boating seasons, contact the CSCD office. The paid position will open in January 2022. Work as the boat steward will begin in April of each year and last until the end of October. Volunteer boat stewards will also be needed, as the one hired CSCD Boat Steward will need a team of volunteers to cover after-hours and weekend duties. More to follow on the CSCD website as the 2022 boating season approaches.

Building Corner

By: Nick Johann



I hope everyone had a great summer and were able to complete all of their home and property improvement projects. As of this writing the Building Commission has reviewed 117 building applications! Time is winding down to get construction materials to your property before the December 15th road restrictions begin.

If you have attempted to get a survey ordered in the last few years you may know how long that has been taking to get completed. I have contacted most of the surveyors in the surrounding area to ask if they would work in this area with little luck. Recently, I spoke with Independent Land Surveying out of Columbus and they agreed to take on work in our area. Bennett and Associates also work in this area. Now is the time to give them a call to schedule a survey if your next years project will require one.



Dock construction underway

Water Department News

By: Ken Brasseur

The Water Department has been busy making improvements to our water system to make it more efficient and to reduce operating cost. As part of our 2017 master infrastructure project, the original water transmission main from Princes Lake and booster pumping station were replaced. Also, as part of this project, the old mechanical customer water meters were replaced with high tech Sensus magnetic meters in 2018. These new meters are more accurate and have allowed the water department staff to eliminate physically reading each meter (which took 4 men, 5 days each month) by utilizing drive by technology to read the water meters (which then took 2 men, 1 day each month). These new meters also store continuous water use data that can be downloaded from the meter. During the summer of 2021, telemetering equipment was added to transmit meter data to the CSCD office, thus eliminating the drive by reading process. All of the water meters can now be read in less than 10 minutes, which saves staff labor. This also allows the staff to monitor significant customer water usage and potential leaks within a 24 to 48 hour time period, which is a huge benefit to the water utility customers.



Josh Bryant & Kyle Wilborn installing a new water service

Water loss, due to system leaks and fire protection use, is one of the most significant factors that effects the efficiency and operating costs of a water utility. Water loss in the typical water utility can range from a low of 25% to a high as much as 55%. Our water system is over 50 years old and water loss is more than we want. We are constantly working to identify leaks and repair or replace defective pipes. Finding leaks is like looking for a needle in a haystack. In an effort to more efficiently identify leaks, in October of 2021 we started our district metering project. This project consists of installing 13 water meters in strategic locations of our water system. By using these meters with data from customer meters we should be able to identify areas of significant water loss. We can then more effectively concentrate our water main replacement efforts to reduce water loss.

The CSCD Water Department is dedicated to providing safe, high-quality water and fire protection as cost effectively as possible.

Maintenance Department

By: Josh Bryant



Winter is quickly approaching! Kyle and I have been hard at work getting everything ready to keep your roads clear for safe travel. Our salt barn is full, plows are ready, and the brine system is ready to go!

The CSCD Maintenance Crew will be spending some time this winter working on the Nature Trails.

Freeholders can expect to see a new trail consisting of a few small groves of Evergreen trees, connecting the Cordry boat parking lot to Centerlake Park. Trail 4 will also be seeing some updates. There are plans to widen the Trail 4 loop to allow Freeholders, Maintenance Crews, and Emergency Personnel unrestricted access to that area of the trails. Trail 4 will also see a new short trail that will connect it to Sunset Drive near the beach. This will allow access from the beach, to and from Centerlake Park without having to walk the entire trail.

View a map of the CSCD Hiking Trails online at www.cscd-in.org/important-information-and-education

Roads Report By: Dave Jarrett

It's been a busy year for the Roads Commission! In addition to the regular maintenance items that the road crew address, the re-paving of Gopher, Grizzly, Groundhog, Lemur, Cougar, and Lynx Drives was completed in late summer. The paving of Buffalo Drive improving it from gravel to pavement was also completed.

For 2022 the paving of Bass Drive and Bass Ct, Heron Drive, Sweetwater Drive to Eagle Drive is on the budget. Birch Drive residents have approached the Roads Commission and have indicated they will help fund the paving of Birch Drive in 2022.

Tobi Ferguson has resigned from the commission due to relocation outside of the Conservancy District. Chad Crimmins has indicated that he will not be running for re-election from area #2 opening that seat open for applicants. Welcome Chip VanSysckle to the commission beginning in November 2021.

As fall approaches and the leaves fall, it is the responsibility of property owners to keep culverts and drainage tiles clear of leaves. As winter approaches, the 2 full time roads crew will be focusing on keeping our roads free of snow and ice.

Road restrictions begin December 15th/ Max weight is 20,000 GVW

DATE	CSCD	ROADS	SECURITY	WATER	ECOLOGY	BUILDING
JAN	8	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
FEB	15	3	8	10	3	1
MAR	15	3	8	10	3	1
APR	19	7	12	14	7	5
MAY	17	5	10	12	5	3
JUN	21	2	14	9	2	7
JUL	19	7	12	14	7	5
AUG	16	4	9	11	4	2
SEP	20	1	13	8	1	6
OCT	18	6	11	13	6	4
NOV	15	3	8	10	3	1
DEC	20	1	13	8	1	6

CSCD BOARD OF DIRECTORS - 3rd Tuesday of each month at 7:00 PM at the CSLOA Clubhouse except Annual Meeting - Saturday January 8, 2022 at 1:00 PM (NO REGULAR MEETING IN JANUARY)

ROADS - 1st Thursday of each month at 6:00 PM at the CSCD Office

SECURITY - 2nd Tuesday of each month at 7:00 PM at the CSCD Office

WATER - 2nd Thursday of each month at 5:15 PM at the CSCD Office

ECOLOGY - 1st Thursday of each month at 6:00 PM at the CSCD Office

BUILDING - 1st Tuesday of each month at 6:00 PM at the CSCD Office except February, March & April meeting time will be at 7 PM

(NO REGULAR COMMISSION MEETINGS IN JANUARY)

Board of Director Election

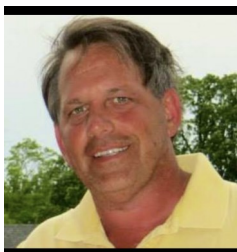
In 2022, areas 2 and 5 are up for reelection. The election will be at the CSCD Board of Directors annual meeting on January 8, 2022. The election will be open for voting at the CSCD Office from 10 am to 12 pm. The Annual Meeting will begin at 1 pm and the results will be confirmed at that meeting. Absentee voting is available (ballot is with this newsletter). Absentee ballots MUST be received by the CSCD Office by 4:00 pm on January 7, 2022 to be counted. Please make sure if you mail your vote that you allow time for it to get here on time.



Melissa Swineford Area 5

My name is Melissa Swineford and I am running for the Conservancy District area 5 board position.. My husband Travis and I have been fulltime residents on Center Lake Road for the last 3 years. I have a fulltime work at home position with Anthem Blue Cross and Blue Shield where I have worked for the past 20 years. My job titles during that time have included Claims processor, Customer Service Representative and Customer Service supervisor for both onshore and offshore telephone representatives. I have worked with a wide range of individuals throughout my time here and feel I have a good basis to continue to work on a team with the CSCD.

Prior to moving to the lakes, I was on the Homeowners Association board for two years in our previous neighborhood and part of the welcoming committee as well. I got the chance to really know the neighbors in that area and brought a new prospective to the board. I hope to bring this to the CSCD board as well. I would love to provide more transparency to the community here and hope for more involvement from the residents. The only way this board can be fully functional is for more community support. Hopefully I will be about to speak with even more residents and bring any concerns to the board. Please consider me when you place your vote in the next area election.



Mark Rasdall Area 5

My name is Mark Rasdall and I'm running for the Board of Directors to serve as the representative for district five. My Wife, Kimberly, and I have owned property at Sweetwater since 2015 and have been full-time residents since 2019. However, my ties to the lake go back much further. I've been visiting Sweetwater since I was a young boy through family and friends who owned property at the lake.

For the past 32 years, I've worked for Barth Electric located in Indianapolis. I started out as an assistant electrician and have served as a Project/Contract Manager since 2000. I've been a member of IBEW Local 481 since 1986 and maintain a Master Electrical License.

I have had a strong involvement in the community for the majority of my adult life. I served on the Board of Directors for the Center Grove Lassie League including one year as President. During my time as President, the concession stand generated revenue but was managed completely by volunteers which was not reliable. I was able to maintain a positive revenue stream while creating a paid position to manage the stand that is still in place to this day. This gave me valuable experience in working with others to better the community.

I am a solution-driven problem solver who can bring new and fresh ideas to the Board. I believe it is important to maintain fiscal responsibility especially in regards to expenditures and budgets. I enjoy working with others to make positive changes. I am humbly asking for your vote to serve you as the district five representative on the CSCD Board of Directors.

Board of Director Election continued



Dale Sears Area 2

Hi I am Dale Sears and I am running for a board position for District 2. I have been a freeholder resident of CSCD for 71/2 years. I love Cordry. I think this place is slice of heaven. I want to do anything I can to keep and improve this slice. I have been a board president twice and member of my Indianapolis home HOA and bring an understanding of the dynamics of working with on a board and a group for the betterment of my community.

I want to join the board to help bring a fresh energy and dynamic to the issues facing CSCD today. We have a few major issues facing us today at CSCD including funding the conservancy, lake preservation, roads, and other things that I expect to tackle. I am currently an account manager in the electronic industry today, but at the end of the year I plan to retire. That will leave me a lot more time to devote to activities and demands the board position will hold. I have a master's degree in business.



Aaron Parris Area 2

Greetings from District 2! My name is Aaron Parris, and I am running for the CSCD board seat in our area for one simple reason: I have loved/enjoyed this community for over 30 years, and I want to serve our community by helping make decisions that will allow it to thrive now and be protected long into the future.

My wife and I have owned properties on both lakes, and offshore, so I can appreciate the unique interest that each property owner possesses. After graduating from Indiana University's Kelley School of Business, I have spent my career diligently working for my clients and colleagues to the best of my ability. Giving back to the community, and serving others is something that I have done regularly.

As a small business owner, I can appreciate the need for fiscal responsibility, balanced with strategic planning for future needs and progress. Additionally for many years I have served on other non-profit boards (annual budget over \$7 million) most recently as Chairman. I would be honored to have your vote trusting me to represent District 2.

Sincerely, Aaron Parris

Every election is determined by the people who show up.
- Larry J. Sabato

AFFIDAVIT OF LEGAL FREEHOLDER

STATE OF INDIANA, BROWN COUNTY, SS:

I, the undersigned, being first duly sworn upon my oath deposes and says that I am a Legal Freeholder of the Cordry Sweetwater Conservancy District, by reason of my name appearing on a Deed in my name.

That I am owner of Lot Number _____. That my legal address is:

_____.

That my lake address is (if different from my legal address above):

_____.

(Signature)

(Printed Name)

Witnessed by me this _____ day of the month of _____ of year _____.

(Signature)

Absentee Ballot

Notice: A freeholder as prescribed by IC 14-33-2-3 is entitled to only one (1) vote per Freehold no matter how many names are on the deed for the freehold. If a freeholder or a group of freeholders own(s) more than one property in the CSCD, contact the CSCD office (317-933-2893) to determine if more than one vote may be cast for such properties.

You may vote for only one candidate in each area for the January 8, 2022, election for members of the CSCD Board of Directors.

Absentee ballots MUST be received by 4 pm on January 7, 2022 to be counted.

Area II (2)

Aaron Parris _____

Dale Sears _____

Area V (5)

Mark Rasdall _____

Melissa Swineford _____

General Voting Instructions:

1. You may vote for only one candidate in each area for the election of board members of the CSCD Board of Directors. Only one name can be checked per area.

You may vote for one candidate from one or all areas. You do not have to vote only for the candidate of choice in the area in which your freehold is located.

Absentee Voting Instructions:

1. Note that completed absentee ballots must be received at the CSCD office by 4:00 PM on January 7, 2022. Ballots received after this time will not be counted.

2. An absentee ballot is included in this CSCD December newsletter and can be used to submit your vote along with the completed "Affidavit of Legal Freeholder." You may pick up an absentee voting package by visiting the CSCD office on any official business day observed by the CSCD office or you may call the CSCD office (317-933-2893) and request that an absentee voting package be mailed to you. It may also be obtained online at www.cscd-in.org.

3. Read and comply with the General Voting Instructions as stated above.

4. Complete and sign the "Affidavit of Legal Freeholder" form confirming that you are a freeholder in the Cordry Sweetwater Conservancy District. Have someone witness your signature on the form. One of the CSCD office staff can witness your form if you are voting at the office or turning your ballot in at the office.

5. Vote your ballot as you wish observing the instructions on the ballot. Place a mark on the line after the name of candidate for whom you wish to vote. You may vote for only one candidate in each area. You may vote for a candidate in one area or one candidate in each area if you wish. Write nothing else on your ballot that would in any way identify who is casting this ballot since this must be a secret ballot by state law.

6. Fold and place your completed ballot in a plain white envelop. Make sure that the envelop is marked "BALLOT". No other information should be written on the ballot envelop since this is a secret ballot by state law.

7. Do not place the completed "Affidavit of Legal Freeholder" form in the "BALLOT" envelop described above. Only the ballot is to be placed in the "BALLOT" envelop.

8. If mailing the absentee ballot to the CSCD office use the following instructions. Place the completed "Affidavit of Legal Freeholder" form and the plain envelop marked "BALLOT" in another envelop addressed to: **CSCD, ATTN: Election Committee, 8377 Cordry Drive, Niveveh, IN 46164.** Make sure to mail in enough time to reach the CSCD office by January 7, 2022.

Your CSCD Employees

Brittany Bay, Director of Finance & Administration

Nick Johann, Director of Operations & Building Compliance Officer

Judy Surface, Water Clerk

Kimberly Rasdall, Part Time Office Assistant

Josh Bryant, Water/Grounds Supervisor

Kyle Wilborn, Water/ Grounds Operator

Mike Roberts, Part Time Maintenance Operator

Rex Keck, Part Time Maintenance Operator

Jimmy Green, Chief Deputy

Zacc Shepard, Deputy

Oliver Hitz, Deputy

There are about a dozen part-time/ seasonal employees without whom the District would not operate as smoothly as it does. Thank-you!

Contact Us

Cordry-Sweetwater Conservancy District
8377 Cordry Drive
Nineveh, IN 46164

(317) 933-2893

cscdinformation@gmail.com

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