

## Receiver/Manager Report January 2019

[www.countrysquirelakes.org](http://www.countrysquirelakes.org)

Office Hours Tue-Fr 9:00-4:00 812-346-7841

**2019 Dues:** Good news, the loan is paid off!! Therefore your 2019 dues have been reduced from \$365 annually to \$325.

**Accounting Changes:** As of September 2018 we are no longer affiliated with Elite Management from Greenwood, IN. All accounting is now done in house at the CSL Community Association office. The CPA firm, Blue and Company, will now be doing our year-end tax returns. **ALL PAYMENTS MUST BE MAILED TO PO BOX 48 NORTH VERNON, IN 47265 OR PAID AT THE ASSOCIATION OFFICE IN THE CLUBHOUSE.** The attached 2019 statement has a new look because we have changed software. If you had a balance as of 07-31-2018, your statement will show an Open Amount – this balance is from our old software. The new statements will show all account activity for the year beginning 07-31-2018. Account activity from the old system, 01-01-2018 thru 07-31-2018 can be provided upon request. Our year end has changed – we are now on a calendar year accounting system which means the dues notices will be sent out before January 1<sup>st</sup>. Due to this change, we will consider dues paid by March 31<sup>st</sup> 2019 as paid on time but in 2020 they will be due by January 31<sup>st</sup>.

**Banking Status:** As of this writing, we have approximately \$430,000 in the bank.

**Roads:** One reason we have a large cash balance at year end is because we got caught by the early winter and were unable to complete the targeted road resurfacing as planned. There was \$300,000 budgeted for 2018 and will now be increased to \$425,000 to be spent in 2019. I have a firm commitment from our paving contractor that we will be finished by May 31<sup>st</sup>, 2019. Until that time, weather permitting, we will do our best to keep the roads patched.

**Collections:** It is my obligation as the court appointed Receiver to collect all back dues for the benefit of the HOA. We urge all people with past dues to stop by the office or call to make arrangements to get the past dues paid. In order to bring the CSL community back to the status we all desire, we must have funds. The Indiana Supreme Court has already ruled that the dues must be paid and we intend to get everybody to pay their fair share. We can work with you if you work with us, so please do so in advance of this becoming a legal matter.

**Clean-up:** We continue to remove abandoned and dilapidated homes in our effort to make CSL stand for Clean Safe Living. In 2018 between CSL and the APC, we removed 49 abandoned structures with numerous other partial clean ups. We have budgeted \$60,000 for this task in 2019.

**Front Sign:** The decision to remove the marquee sign at our Hwy 7 entrance was the result of several factors. First, we had a pedestrian hit the sign coming off Hwy 7. Luckily, they did have insurance and we were able to obtain some monies for our loss. Secondly, a couple of weeks later, strong winds blew out and destroyed the panels. Lastly, when we were getting repair cost from a masonry, he pointed out that the side walls were bulging out and ready to fall. After some research into restoring the sign to its original condition, it was quickly determined that the costs were prohibitive. We have saved the lime stone from the tear down and are reviewing ideas for a landscaped replacement, although, it will be a smaller version.

**Living in a HOA:** I would like to take this opportunity to express to you that living in a Home Owners Association is different than owning private property in the county. In order to maintain the property values of all owners and provide a quality of life for all, a code of laws must be enforced. While I realize these rules

and regulations were mostly suspended for years, it needs to be clear to all that we intend to bring everybody back into compliance. When you moved into to CSL, you agreed to keep your properties to this standard and we ask that you cooperate with us while we endeavor to bring this change about.

While on this subject, we want to clarify a few items that we have had to address in the past:

**Alterations of Lots:** All alterations/ logging of lots within the confines of Country Squire Lakes is strictly prohibited. The Association or developer shall have the authority to control landscaping of all lands within Country Squire Lakes. See Restrictions, Conditions, Covenants, and Agreements # 3. This is also stated in our Architectural Package (Page 3, #2 (Scope))

**Customary Household Pets/Farm Animals:** According to Restrictions, Conditions, Covenants, and Agreements # 5, “No animals or fowl shall be kept or maintained on said lot except customary household pets”. Customary household pets are: dogs, cats, fish, or birds that are traditionally kept in the home for pleasure rather than for commercial purposes. Farm animals are strictly prohibited.

**Campers:** Campers are NOT deemed as suitable permanent living quarters. They are not built to the CABO one (1) and two (2) family dwelling code. Per Country Squire Lakes Restrictions, Conditions, Covenants, and Agreements #2 and the Jennings County Unified Zoning Ordinance VI. Residential Zoning (D)(6) states that “Travel trailers are not suitable for use as residences”. We are currently addressing this problem. If you currently live in a camper, you need to seek other means of shelter.

**Water/Sewer:** All residents are REQUIRED to use the central water supply from the public utility supplying water to the subdivision per Country Squire Lakes restrictions, Conditions, Covenants, and Agreements # 4. In the near future, we plan to address this ongoing problem. If you are not hooked up to the central water supply, you need to do so to avoid any future legal ramifications.

**Lakes:** We spent approximately \$32,000 on the lakes last year. A large portion went to Lake Wildwood fixing the dam to meet state requirements. We also had to replace the spillway on Tanglewood to keep from losing the lake. Lastly we had to replace numerous boulders on the CSL dam around the spillway where erosion was occurring. Unfortunately there isn't money available to find the leaks that are causing big problems in Wildwood and CSL. It is our plan to slow down road repair, not stop, in 2020 to allow us to start tackling the lake issues.

I want to give a special thanks to Mary Hoeverer, Robert Luttrell, Brian Colvin and numerous other volunteers for all the time and effort putting on special event programs for the CSL kids. In 2019 - the tentative schedule will be: fishing tournament on Cardinal Lake for the kids in the spring, Easter, July 4<sup>th</sup>, Halloween and Christmas.

Lastly, a shout out to the Jennings County Sheriff's department and the APC for all their support.

We appreciate everybody doing their part to make CSL stand for Clean Safe Living.

Mike Miller

Receiver