

## Receiver/Manager Report January 2020

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

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

**2020 Dues:** Dues are due on March 1<sup>st</sup>. NEW in 2020, a late fee of 18% will be added to all balances past due as of 12-31-2019. A late fee will be charged monthly, beginning January 1<sup>st</sup> on existing balances and beginning April 1<sup>st</sup> on 2020 dues that are past due. This is allowed under the CSL Bylaws, Article XI, Section 16.

**Accounting:** 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, from Columbus, IN will now be doing our year end reviews. **ALL PAYMENTS MUST NOW EITHER BE MAILED TO PO BOX 48 NORTH VERNON, IN 47265 OR PAID AT THE ASSOCIATION OFFICE IN THE CLUBHOUSE.** We accept checks and money orders. We prefer not to accept cash. We also accept Visa, Mastercard, Amex, and Discover for your convenience.

**Banking Status:** As of this writing we have approximately \$290,000 in the bank.

**Sales:** We have approximately 1,042 lots in our inventory for sale at the clubhouse. If your dues are paid and your property meets the covenants, we would love to see you expand your ownership. Please come see us for pricing on the property.

**Roads:** In May of 2019 we completed another 3+ miles of roads at a cost to the HOA of \$325,000. The HOA is still responsible for 20 miles of roads, of which 8 miles are completely resurfaced. This leaves us 12 miles to complete. We are currently in the quoting stages for 3-4 miles in 2020. We will not stop until all 20 miles are resurfaced. Your taxpayer dollars were also at work this summer as Jennings County resurfaced most of Buckingham and all of Atkinson Circle. The county maintains 14 miles of roads in CSL.

**WHILE ON THE SUBJECT OF ROADS, PARKING IN A CUL-DE-SAC IS FORBIDDEN. WE CANNOT PICK UP TRASH NOR PLOW THE ROADS WHEN VEHICLES ARE BLOCKING THE TURN AROUND. IF YOU CONTINUE TO PARK IN THE CUL-DE-SAC, YOU RISK HAVING YOUR VEHICLE TOWED AT YOUR EXPENSE.**

**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 before this becomes a legal matter.

**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 better 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 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, I want to clarify a few items that we have had to address in the past:

1. **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))
2. **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 or you may find yourself in court.
3. **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.

**From the Compliance Manager, Mary Hoevener**

As 2019 comes to a close, I want to give you some updates as to what the Compliance Department has been up to during the past year.

First, we have demolished approximately 38 dilapidated mobile homes this year. Bringing our grand total to 247 full size homes and 28 campers and sheds. This drastically improves the look of Country Squire Lakes.

Secondly, we currently have approximately 131 open complaints between the Jennings Co. Area Planning Commission and Country Squire Lakes. We are diligently working on those complaints together with the county to increase the efficiency of the process. In addition to that, we have closed approximately 54 other complaints that were lodged with the county. So forward progress is being made. The process is slow at times but with persistence and patience we CAN get Country Squire Lakes cleaned up.

Third, I would like to address some requirements that MUST be met by each and every property owner in Country Squire Lakes.

- House Numbers: House numbers are a requirement. The numbers must be 3" reflective numbers that are visible from the roadway. These numbers not only help Country Squire Lakes and JNRU with our daily tasks but also ensures that emergency services can quickly identify your home in the event of an emergency.
- Underpinning: Underpinning is also a requirement. The underpinning MUST be properly secured and must be *approved* underpinning material. Cardboard, insulation board, and barn roof metal/wood are NOT approved materials.
- Permits: Permits are required for many things at Country Squire Lakes such as but not limited to: utility sheds, garages, fencing, placement of a new home, home additions etc. Anyone building without a permit are subject to legal action.
- Farm animals are not permitted in Country Squire Lakes. Farm animals consist of pigs, chickens, turkeys, horses, cows etc.
- Burning: Household garbage is NOT to be burnt. It is illegal in the state of Indiana to burn household garbage, tires, shingles, etc. Please report any household garbage burning to the CSL clubhouse so that we can forward the complaint to the Indiana Department of Environmental Management for possible citation from the State of Indiana. Information on trash disposal can be obtained at the CSL clubhouse as well as other informational packets.

I would like to encourage everyone to get familiar with the rules and regulations of Country Squire Lakes HOA. If you have never received a homeowner packet/rules & regulations please come to the CSL clubhouse to obtain them. We plan on enforcing them to the best of our abilities. Ignorance of the rules is no excuse for non-compliance.

In closing, I would like to say "Thank You" to everyone who has cleaned, mowed, painted, and spruced up their places. Together we can get our little piece of paradise cleaned up and back to the beautiful place it should be.

Lastly, a special thanks 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