

Receiver/Manager Report January 2022

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

Office Hours Tu-Fr 9am-4pm

812-346-7841

**2022 Fees & Assessments are due March 1, 2022. A late fee of 1.5% will be charged monthly on past due balances. This is allowed under the CSL By-Laws, Article XI, Section 16.**

**Accounting:** All mailed payments must be addressed to PO Box 48 North Vernon, IN 47265, paid at the Association office in the Clubhouse or paid thru TownSq. We accept checks and money orders. ABSOLUTELY NO CASH!! We also accept Visa, MasterCard, Amex and Discover for your convenience. Failure to receive a statement is not an excuse for nonpayment.

**Country Squire Lakes Community Association is excited to announce the launch of TownSq – a new all-in-one mobile app designed to help you connect and stay up-to-date with your association. Pay association fees & assessments online, get up-to-date news and alerts, access homeowner documents and check accounts.**

**Banking Status:** As of this writing, we have approximately \$300,000 in the bank.

**Sales:** We have approximately 1,050 lots in our inventory for sale at the Clubhouse. If your fees & assessments are paid and your property meets the covenants, we would love to see you expand your ownership. Please come see us for pricing and availability. WE ONLY SELL EMPTY LOTS – NO STRUCTURE OF ANY KIND IS ON THEM!!

**Roads:** The HOA has spent \$414,000 on roads in 2021. We have approximately 12 miles of roads and cul-de-sacs to complete all 34 miles of roads in CSL. Completion of the final 12 miles will be based on availability of funds.

**Collections:** It is my obligation as the court-appointed receiver to collect all back fees & assessments for the benefit of the HOA. We urge all people with past due balances to stop by the office or call to make payment arrangements. 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 fees & assessments must be paid. 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 Homeowners Association is different than owning private property in the country. In order to maintain the property values and provide a better quality of life, a code of laws must be enforced. While I realize the 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 asked that you cooperate with us while we endeavor to bring this change about. I would like to encourage everyone to get familiar with the rules and regulations of Country Squire Lakes HOA. If you have not received a homeowner packet with our rules and regulations, please come to the CSL Clubhouse to obtain one or you may access documents thru TownSq. We plan on enforcing them to the best of our abilities.

**Snow Removal:** We will be using the same snow plowing company this year to maintain our CSL roads. There may be times snow gets plowed into your driveway but it is the property owner's responsibility to remove the snow from your driveway. The CSL Association cannot plow people's driveways if this happens.

**Bait Shack:** The Bait Shack is now open. Please stop in and check it out!!

**Lake Wildwood:** We spent over \$70,000 on Lake Wildwood in 2021. This included an all-new spillway and repairing all collapsed and rusted piping that flows into the CSL Big Lake. We believe the problem is fixed.

**CSL Big Lake:** We spent another \$15,000 in 2021 on an emergency spillway, bringing our total to approximately \$85,000. At this time, there is no progress on the leak.

**REMC:** Jackson Country REMC will be investing 6 million dollars to upgrade the electrical supply in CSL. The first step will be replacing all the electrical poles.

## From the Compliance Manager

As 2021 comes to a close, I want to give you some updates as to what the Compliance Department has been up to during this past year.

We have approximately 178 open complaints with the Jennings County Area Planning Commission. We sent 175 CSL letters just this year as well as issued 52 permits. We have also removed 55 structures in 2021.

Also, I would like to address some issues that we have seen a lot of owners doing:

**Permits:** Permits are required for many things at Country Squire Lakes, such as, but not limited to: utility sheds, garages, fences, decks, carports, placing of a new home, home additions, etc. Anyone building without a permit will be subject to legal action.

**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 active household garbage burning to the Jennings County Sheriff's Office at 812-346-9411 per the new Jennings County Burning Ordinance.

**Tarps:** Tarps do not meet CSL's requirements for storage. Tarps includes: tarp garages, tarps used as walls or doors, or tarps hung up around the home or property. To avoid being turned over for legal action, we ask that you remove these as soon as possible. If the court rules in our favor, you will be responsible for all court costs and attorney fees.

**Farm Animals:** Farm Animals are NOT permitted in Country Squire Lakes. Examples of farm animals include: chickens, goats, rabbits, pigs, etc. Failure to remove any farm animal will result in your property being brought into a lawsuit. Only customary household animals are allowed.

***All properties must remain in a neat and tidy manner and follow all CSL rules, such as: no trash, junk, litter or debris is to be sitting on the property. If you need a BestWay trash application at a discounted price, please stop by the Clubhouse.***

Failure to follow all CSL rules and regulations will result in legal actions or complaints being turned over to the Area Planning Commission. The Area Planning Commission now has new ordinances which will give a shorter time frame to comply and fines being added to your tax bill. Please see the Jennings County website for more information.

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 Office and the Area Planning Commission for all their support. We appreciate everybody doing their part to make CSL stand for **Clean Safe Living**.

Mike Miller  
Receiver