

Receiver/Manager Report January 2023

www.countrysquirelakes.org

Office Hours Tue-Fr 9:00-5:00 812-346-7841

2023 Dues: Dues are due on March 1st. Payments can be mailed to: P O Box 48 North Vernon, IN 47265, paid directly at the Clubhouse, or call 812-346-7841 to pay over the phone. **NO CASH** will be accepted for payment. Failure to pay will result in further collection efforts.

Office Hours: Beginning in January 2023, the office will now be open 9am-5pm Tues-Fri.

Banking Status: As of this writing, we have approximately \$342,047 in the bank in the general fund. We also have \$703,752 in the road fund. More on that later in the letter.

Sales: We have approximately 1,050 lots in our inventory for sale at the Clubhouse. In 2022, we sold 73 lots to new property owners. 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. We currently have 4 different outside developers building/bringing in new homes in CSL. In 2022, 7 new homes were brought into CSL.

Roads: In 2022, the remaining roads that were not already in Jennings County's Road inventory, were turned over to Jennings County to rebuild and maintain. This was a process that started before I took the Receiver position. There were several factors that led to this last decision.

1. We were going to have to come up with an estimated \$2,000,000 to finish the roads. The only way to do this was to raise the dues or borrow money. We have now **avoided** the need to do either.
2. This prevents future road-related burdens from becoming a CSL HOA problem.
3. The HOA will save on snow removal and patching expenses.
4. Last but certainly not least, because we already had invested \$1,600,000 in our roads, we requested that we be reimbursed \$1,000,000 to which the JC Commissioners and Council agreed upon. This did come with some stipulations.

In accepting the \$1,000,000 for the roads, we agreed to keep this money separate from our general account and only use the money for projects that are approved by our Advisory Board. A monthly update is sent to all Advisory members with explicit details showing all expenses coming out of this fund. Some of the projects, to which some have already begun are:

Clubhouse Updated: New roof, siding, lights, fire alarm system and parking lot.

Community Safety Building: A new building will be placed beside the Clubhouse to serve as a fire station/police substation.

Playground: Before the summer of 2023, a brand-new playground will be constructed next to the shelter house at the Bait Shack.

Boat Launch Repair: While the lake is low, we will attempt to smooth out the lower end of the ramp. Some dock repair and retaining wall work will also be done.

Maintenance Building: New roof, gutters, improved lighting and an outdoor overhead shelter to store our equipment will be added.

Increased Mowing: We, the HOA, have around 1,000 lots in our inventory that need to be maintained. In the near future, if property owners do not keep their property in compliance, the HOA will clear the lot at the owner's expense.

Increased Security: We have requested to have a Jennings County Deputy (John Hartman, a certified Fireman & EMT) assigned to CSL. While we have made huge strides in lowering the crime with the help of the JC Sheriff's office and Indiana State Police, this focused approach to our community will pay big dividends and help us put "Safe" in Clean Safe Living.

Blight Removal. We are still focused on removing abandoned, old and falling down structures from our community. In 2022, we have removed 30 dilapidated structures as well as sent 246 CSL violation letters. On top of that, we have approximately 115 open complaints with the Area Plan Commission. This requires extensive legal work, demolition crews and refuge cost. These efforts put "Clean" in Clean Safe Living.

Boys & Girls Club: Another exciting change to CSL is that our Clubhouse is now being used as a site location for the Boys and Girls Club of Jackson/Jennings County. Currently, after school care is **FREE** to kids. They can ride a bus from most schools to the Clubhouse. I encourage anyone with school aged children to check out the facilities. The staff are friendly and professionally trained. Summertime hours are also available at a very reasonable fee.

Lakes:

Lake Wildwood: The leak was located and repaired. The spillway pipes have all been replaced and updated.

CSL Lake: Once again, we had to fix a leak in the southeastern finger where all leaks have occurred in the past. While there are no guarantees, we chose to use a new vendor and a new process for the repair. Please note that we are in the final stages of receiving a \$1,000,000 grant to dredge the lake of silt. The lake is in dire need of being dredged as it hasn't been done in many years. We expect this to be approved soon. This will require us to lower the lake manually for the dredging to begin - which we anticipate to happen around August 2023.

Crestwood Lake: We had extensive damages caused by beavers to the spillway and dam. Professionals were brought in to remove the animals. We modified both the spillway and the dam.

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 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 put "Living" in Clean Safe Living.

Two major noncompliance issues we have are tarps being used as building materials and people living in campers. If either of these apply to you, they need to be removed ASAP to avoid litigation.

Please see the enclosed **NEW** property ordinances from the Jennings County Area Plan Commission. These new ordinances will be enforced along with our CSL rules & regulations.

We have free house numbers available at the Clubhouse while supplies last. House numbers are crucial when emergency personnel are responding.

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

Mike Miller

Receiver