

Receiver/Manager Report January 2024

www.countrysquirelakes.org

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

Banking Status: As of this writing, we have approximately \$517,000 in the bank in the general fund.

2023 Progress Report

New Playground at Bait Shack



New Community Safety Building: Geneva Township Fire Department will now store a fire truck on the property for expedited service for CSL. Check with your insurance carrier as this may help reduce your homeowner's insurance cost. We currently share the cost for two JC Deputies to patrol CSL. They now have a home and we expect to increase our community outreach.



Bait Shack and Shelter House: The home to our new, fantastic playground has been painted, one bathroom has been re-done, new picnic tables have been installed, new security cameras added and updated lighting has been added. The Bait Shack is a convenience store that sells hot meals daily. Please go see Pam and Barb at The Bait Shack! 812-352-7271

Clubhouse: The clubhouse received a new roof, siding and up-to-date lighting.

Maintenance Building: New roof and gutters were placed to stop the leaking. We added insulation to aid in heat loss.

Boat Launch: A new ramp was put in place and extended out further into the water. This will aid in putting your boat in during drought conditions and eliminate the large drop off that was there before.

Boys & Girls Club: 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. Please pick up an application at the Clubhouse or call 812-522-2434 for more information.

Developers coming to CSL

We currently have 5 developers actively working in CSL. One developer is bringing in 1,200 – 1,400 sq ft modulars. The other four developers are all building stick-built homes. Please contact the office for more information on these developers.

Sales: We have approximately 1,000 lots 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. We have a self-guided tour of 20 lots that we have marked to sell. Please come to the Clubhouse for pricing and a map.

CSL Lake: The planned \$1,000,000 sediment removal program was pushed back to 2024 because of permitting issues. We will begin to lower the lake after July 4th weekend and work will begin in the fall. As a reminder, this is money that we obtained from the federal government, it is not coming from your dues.

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 this change.

Boat Stickers: If your boat has a motor, you will need to come to the Clubhouse and obtain a CSL Boat Sticker. If your boat does NOT have a motor such as a kayak, canoe, or paddle boat, you do not need a Boat Sticker. Jet skis are NOT allowed on any CSL Lake.

Compliance: 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. We currently have 130 open complaints with the Jennings County Area Plan as well as 9 active court cases. In 2023, we removed 40 blighted structures. If you have an older mobile home, please contact the office if you have any interest in selling.

Permits: HOA members must obtain a permit for the following: fences, decks, porches, sheds, garages, room additions and homes. The Jennings County Area Plan will need a permit as well for: decks, porches, sheds, garages, room additions and homes. CSL permits must be obtained before the Jennings County Area Plan will issue one.

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

2024 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, pay online using our Town Sq App or call 812-346-7841 to pay over the phone. **NO CASH** will be accepted for payment. Failure to pay may result in further collection efforts.

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

Mike Miller

Receiver