

Receiver/Managers Report January 2018

WWW.countrysquirelakes.org

Office Hours Tue-Fr 9:30-4:00

812-346-7841

Banking Status: As of this writing we have approximately \$285,000 in the bank and the bank loan is paid down to \$33,922 and will be paid off in May of 2018.

2018 Payment Plans: For CSL to provide a payment plan for you in 2018 you must meet the following criteria; 1. Amount due must be less than \$1,000 on all the properties owned by the deeded owner added together. 2. You must be the deeded owner. 3. CSL reserves the right to demand cleanup of your property before permitting the payment plan. 4. Amount due must be paid in full by 12/31/2018.

Roads: There are 34 miles of roads in CSL and Jennings County has taken possession of 14 miles. We have started a program to repair and replace all remaining 20 miles of CSL roads. At this time we have estimates on the first 9.5 miles of roads of approximately \$577,000. Based on this estimate and the condition of the remaining roads we estimate to total cost of the project at \$1,200,000. Our best guess based on estimated cash flow projections is a 5-6 year program. For those of you in the first 9.5 miles some of you have seen evidence of repair work that we started in October of 2017 with our initial investment of \$265,000. These roads are NOT complete. They all will be completely resurfaced once the repair work is complete. We will do our best to keep the remaining roads passable during the process.

Collections: All owners who have past dues need to know that there is a concerted effort to collect back dues. We have two attorneys actively pursuing these dues and over the next couple of years intend to bring to court all owners with dues that are late. There is a lot of misinformation that dues no longer have to be paid. This argument has been taken all the way to the Indiana Supreme Court and it ruled that dues have to be paid regardless of the condition of the amenities. It is my obligation to collect back dues for the benefit of all HOA members. There is no such thing as a free lunch. We encourage you to make arrangements with us for catching up payments before you end up in court which adds cost to both of us. I promise you all monies will be well spent to bring CSL back to Clean Safe Living

Cleanup: We continue to remove abandoned and dilapidated homes with our budget for 2018 at around \$75,000 for this activity. The JC APC also assist in removing these abandoned homes and have \$30,000 earmarked for 2018. Clean Safe Living!

Living in Campers/Garages/Utility Sheds: I was given a mandate by the Jennings County APC Board of Directors to remove all people living in campers, garages, utility sheds and so forth in 2017. This is covered under Jennings County ordinances VI (D) (6) and VI (D) (8) along with CSL "Restrictions, Conditions, Covenants and Agreements" Page 1 "B" and "C". If you are living in one of these type structures, you need to be making arrangements to bring in acceptable housing or find other places to reside. We would rather you do this on your own versus us taking you through the judicial eviction process.

Lakes: We have leaks in our two largest lakes. I have had professionals ranging from lake builders to state officials here to look at the problem and it appears to be of the same kind of leaks as before, along a fault line. Our only choice it seems is to continue to monitor the lakes as the water level recedes and look for the location of the leak. We can then put a repair program into action.

CSL Redevelopment Lots for SALE

We have approximately 1,100 lots in our inventory that are for sale. If you are a current owner in good standing with your dues and your property meets our regulations for cleanliness we have a lot for you. There are restrictions that run with these lots such as you cannot build a dwelling upon this lot and you can't camp on the lot. Please contact Sissy at our office 812-346-7841 for further details and pricing and dues structure if interested.

Michael T. Miller, Receiver

Country Squire Lake Community Association

Clean Safe Living!

Reminder!!!

Do not send payments to either Elite Management in Greenwood, IN or Mainsource Bank in Greesburg In.

ALL payments must be paid at the CSL office (clubhouse) 3342 Country Manor, or mailed to CSL Community Association, PO Box 48, North Vernon, IN 47265. Do not send cash. We do accept Checks, Money Orders, Visa and Mastercard.