

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

WINTER 2024

Celebrating Judy Surface: 12 Years of Dedication and Joy



We are excited to celebrate Judy Surface as she steps into a well-deserved retirement after 12 remarkable years of service with the Cordry Sweetwater Conservancy District. Judy's dedication, can-do attitude, and unwavering commitment have left an indelible mark on both our organization and the community we serve.

Throughout her tenure, Judy has been a pillar of reliability and excellence. Her contributions have been instrumental in the success and growth of the CSCD water department, where she ensured accurate billing and provided exceptional customer service with a smile and usually a laugh. Her ability to foster relationships and create positive outcomes for the community has been truly inspiring.

Judy is known for her professional accomplishments, her fun, energetic spirit, and her love of creating joy and laughter. Her warmth, kindness, and collaborative nature have touched the lives of everyone fortunate enough to work with her. She has been a valued colleague, a trusted friend, and the life of many celebrations.

As Judy embarks on this exciting new chapter, we hope she takes with her the knowledge that her efforts have made a lasting difference. May her retirement bring joy, relaxation, and the opportunity to pursue dreams and passions that may have taken a backseat to her work. She has earned every moment of happiness this next phase of life will bring.

Thank you, Judy, for everything you have done for the Cordry Sweetwater Conservancy District. You will be greatly missed, but your legacy will live on.

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Building

By: Nick Johann



Permit applications have leveled off and I received 101 applications. This is the same number as 2023.

A few helpful reminders: that will help make your project go smoothly through the permit process. The Commission meets once per month excluding January. Applications must be submitted no less than 10 days prior to the meeting. I am happy to go over the application with you or your contractor to make sure everything required is submitted. I am available for onsite visits to answer any questions.

Nick Johann
bcoscd@gmail.com
Cell : 317-412-7052

Brown County
Planning & Zoning
812-988-5490

Brown County Health
Department
(septic questions)
812-988-2255

New CSCD Staff



Heather Glover - Water Clerk

Hello there! My name is Heather and my husband and I have been full-time residents here at the lakes since 2021. We may have already met earlier this year when I helped as a Boat Steward! It's a sincere privilege for me to be a member of the awesome CSCD team and now to serve full-time as Water Clerk. My professional experiences include roles in healthcare, education, business, and ministry and I'm a graduate of the University of Indianapolis (UIndy) and Liberty University. I truly love helping people and our beautiful community and look forward to serving you soon!

Fun Fact: I have run the New York and Chicago Marathons twice each!



Jeff Dollens - Grounds / Maint. Operator

Hello my name is Jeff and I have been a resident on Sweetwater the past 4 years. Previously, I was self employed for 30 years.

I enjoy renovating houses, landscaping, etc.

I grew up on Lake Lasalle and graduated from Brown County High School.

I love my job working for CSCD helping maintain and improve the district.

Fun fact: Jeff is solely responsible for the handmade directional signs and the mowing/trimming of all public areas!



Nick Hites - Water/ Grounds Operator

Hi my name is Nick. I am 37 years old. I have 3 kids. Before I joined the CSCD team I worked in the plumbing trades. I enjoy playing guitar, singing, and listening to music. I'm always up for learning new things. I also like building and fixing things.

Fun Fact: I was a member of a touring band!

Ecology Updates

As usual the Ecology Commission has been very busy this year.

Brenda Maulden continues to work on the Pollinator Habitat. The seed has been delivered and planting will happen before the end of the year. We are in our sixth year of the deer reduction hunt. There have been 194 deer harvested to date. Muskrat trapping has netted 55 muskrats from Sweetwater. The trapping will continue on Cordry in early January. The CSCD was awarded the America The Beautiful Grant to remove invasive species. Katie Starr of the BCSWCD was instrumental in helping us secure the grant. Out of 108 lakes in Indiana, CSCD lakes are 2 of only 30 Lakes that still do not have a zebra mussel infestation due to freeholder diligence. The bluebird & purple martin population has grown due to the efforts of Neil Crum and a multitude of volunteers, over 2,400 insect-eating birds have given birth and fledged in the CSCD over the last 6 years. The commission has devoted meeting and personal time reviewing the current rules and making suggestions for the new rule book. Shena Johnson generously took on the task of creating an electronic copy of the current rules so future edits can be made. Through the ecology budget an ADA-compatible mat was installed at the beach, and the ongoing aquatic weed control measures were carried out on both Cordry and Sweetwater Lakes.

Sadly, a new member of the Ecology Commission will be needed to replace Jim Donnell who is wrapping up his final year of commission membership. Jim has given so much to the commission and district in his 10 years on the commission. We wish Jim nothing but the best and thank him for all his contributions.

Remember: ONLY YOU CAN PREVENT ZEBRA MUSSELS! (and if/when we get them, we can't get rid of them)

Cordry Spillway Replacement Project

Millenium Contractors started work on the Cordry Spillway in October. First, trees and brush were cleared within the footprint of the construction site. A temporary construction road was installed to get materials in and out of the down slope area. A wet area east of the spillway was excavated and filter fabric and rip rap were installed. Approximately 2/3 of the old concrete in the spillway have been removed and a temporary check dam has been installed. Spoils from the excavation site have been added along the southeast end of the boat trailer parking lot to make more parking for boat trailers and vehicles. The next task is to investigate the condition of the existing water main that runs under the spillway and to determine if replacement should occur. After that item is settled, forming for concrete can start on the new spillway.

Cordry Lake level will not be lowered by the contractor; instead they will be using a product called PORTADAM to keep the upstream area free of water. Both the freeholder ramp and contractor ramp will be replaced with a concrete ramp.

☀ Please follow <https://cscd-in.org/cordry-spillway-replacement-project> for updates and pictures.



Clearing the downslope area



Concrete removed from old spillway



Rip-rap installed east of the spillway

Admin. Updates

By: Brittany Bay



There are currently openings on the Se-

curity, Ecology, and Building Commissions. If you are interested in joining one of these advisory commissions to the Board of Directors, please send your bio/resume or contact information along with which commission you are interested in to Brittany Bay at bbay@cscd-in.org or Nick Johann at bcocscd@gmail.com. They will pass your information on to the correct commission members and the Board of Directors. If you have any questions, please contact the office at 317-933-2893 and ask for Brittany or Nick.

*If you are interested in a seasonal job, please reach out to the office or fill out an application on our website at cscd-in.org

Water Department

By: Josh Bryant-Water/Grounds Maintenance Supervisor

As we approach the end of 2024, the CSCD Water Utility would like to extend our best wishes for a safe and seamless transition into 2025. We greatly appreciate your continued trust and partnership in allowing us to provide you with reliable water services, and we remain committed to maintaining the high standards of service you expect from us. We would also like to inform you that the CSCD Water Commission has been carefully reviewing and revising the CSCD Water Utility Rule Book in preparation for 2025. As part of this review, there will be updates to certain policies and procedures aimed at improving the overall efficiency and effectiveness of our operations. Once these revisions are finalized and approved, the updated rule book will be made available on our website for your reference.



Additionally, we are in the process of enhancing our customer leak notification system to better serve our community. Prompt detection and communication regarding leaks are vital in minimizing water bills and preventing potential property damage. To ensure we can promptly notify you in the event of a leak or other important issue with your property, it is essential that we have accurate and up-to-date contact information on file. Given that many customers may have recently changed phone numbers, we strongly encourage you to contact our office to verify or update your contact details. We may be unable to effectively communicate time-sensitive alerts regarding your account, without this updated information. We appreciate your attention to these matters and encourage you to take a moment to verify your contact information. Your cooperation in keeping your account details current will help us continue to provide you with the highest level of service. Thank you for your continued support, and we look forward to serving you in the coming year.

Roads Report By: Nick Johann

This year we completed four gravel to pavement conversions. The drives converted were Grey Wolf Dr, Opossum Dr, Raccoon Dr, and Inkbush Dr. The 2025 budget was approved to allocate money to Catalpa Dr, the lower portion of Duck Dr, Hummingbird Dr, and Robin Ct. The Freeholders on Nettle Dr petitioned the Roads Commission to cover half the paving cost if they covered the other half, The Board approved their request when the other roads were approved. While these roads were approved, some require substantial grading and / or engineering and may not be paved in 2025.



Road restrictions begin December 15th/ Max weight is 20,000 GVW

Security Update By: Brittany Bay

The Security Commission worked tirelessly on tasks this year to help keep the lakes safer and tighten up on security and safety. Commission members started numbering buoys this summer and the maintenance crew will continue that task in the spring of next year. If you are having an emergency while out on the lake, you can give boat patrol the number of the buoy closest to you. The Commission, with the approval of the Board, implemented a Boater Safety Test for freeholders to take prior to receiving their boat decals to ensure freeholders know the rules of the lake before boating season started. The Commission with the help of the Ecology commission have been working on updating the green rule book. That will continue into next year with the hope to update verbiage and include all rules that have passed since 2004, when the green rule book was first issued. To help ensure both staff and freeholders are safe while on the lakes and beach, all CSCD Boat Patrol and Beach attendants are now wearing body cameras, and there are phones on each patrol boat for freeholders to call. The Commission recommended the Board approved the ban of smoking on the beach. The Commission is currently working on a 5-year budget and looking forward to next year.

Important Information:

Sweetwater Rhib Boat: 317-982-1947

Sweetwater Pontoon:317-982-0903

Cordry Rhib: 317-982-2040

If you cannot reach boat patrol please call:

Brittany Bay: 317-753-3119

Nick Johann: 317-412-7052

If you need to contact the dispatch non-emergency line, please call 812-988-6655.

IF THERE IS AN EMERGENCY, PLEASE CALL 911.

All lake violations are now available on the website at : <https://cscd-in.org/security-commission>.

General Voting Instructions:

1. You may vote for only one candidate in each area for the election of board members of the CSCD Board of Directors. Only one name can be checked per area.

You may vote for one candidate from one or all areas. You do not have to vote only for the candidate of choice in the area in which your freehold is located.

Absentee Voting Instructions:

1. Note that completed absentee ballots must be received at the CSCD office by 4:00 PM on January 10, 2025. Ballots received after this time will not be counted.

2. An absentee ballot is included in this CSCD December newsletter and can be used to submit your vote along with the completed "Affidavit of Legal Freeholder." You may pick up an absentee voting package by visiting the CSCD office on any official business day observed by the CSCD office or you may call the CSCD office (317-933-2893) and request that an absentee voting package be mailed to you. It may also be obtained online at www.cscd-in.org.

3. Read and comply with the General Voting Instructions as stated above.

4. Complete and sign the "Affidavit of Legal Freeholder" form confirming that you are a freeholder in the Cordry Sweetwater Conservancy District. Have someone witness your signature on the form. One of the CSCD office staff can witness your form if you are voting at the office or turning your ballot in at the office.

5. Vote your ballot as you wish observing the instructions on the ballot. Place a mark on the line after the name of candidate for whom you wish to vote. You may vote for only one candidate in each area. You may vote for a candidate in one area or one candidate in each area if you wish. Write nothing else on your ballot that would in any way identify who is casting this ballot since this must be a secret ballot by state law.

6. Fold and place your completed ballot in a plain white envelope. Make sure that the envelope is marked "BALLOT". No other information should be written on the ballot envelope since this is a secret ballot by state law.

7. Do not place the completed "Affidavit of Legal Freeholder" form in the "BALLOT" envelope described above. Only the ballot is to be placed in the "BALLOT" envelope.

8. If mailing the absentee ballot to the CSCD office use the following instructions. Place the completed "Affidavit of Legal Freeholder" form and the plain envelope marked "BALLOT" in another envelope addressed to: **CSCD, ATTN: Election Committee, 8377 Cordry Drive, Nineveh, IN 46164.** Make sure to mail in enough time to reach the CSCD office by January 10, 2025.

9. You can also bring the completed "Affidavit of Legal Freeholder" form and the "BALLOT" envelope to the CSCD office and turn them in to one of the office staff no later than January 10, 2025. Absentee ballots will not be accepted during the onsite election period on January 11, 2025. On January 11, 2025 you must use a ballot provided by the election clerks.

Board of Directors Election

Pat Sherman Area 6



Pat Sherman, CPA

I have been a freeholder here in the District since 1971. After returning from my tour of duty in the Army I worked as an Indianapolis Police Officer and attained the rank of Sergeant. I resigned from the Department after obtaining my BS in Accounting from Indiana University and completing the requirements to become a Certified Public Accountant. I then began my career in public accounting.

While in public practice, Mayor Surina appointed me to the Greenwood Board of Aviation Commissioners. As President of the BOAC I oversaw the purchase of what is now Greenwood Municipal Airport from a private owner. During that acquisition and subsequent construction of the new runway, taxiways, roads, apron, hangars and other improvements; I was involved in the acquisition of more than twenty million dollars of Federal and State grants to fund those improvements. During Charles Henderson's sixteen years

as Mayor of Greenwood I worked very closely with him to grow the assessed value of the City and as a financial advisor for the Sewer Department in acquiring financing for improvements as well as presenting Ordinances to the Greenwood Council for Sewer rates and charges. I served as the Controller for the Johnson County Solid Waste District. I have served as a Director of Heartland Community Bank, Lincoln Bank and most recently Director of the second largest bank headquartered in the State of Indiana, First Merchants Bank where I served as a member of the Audit Committee and the Risk and Credit Policy Committee. I was appointed by Governor Mitch Daniels as the Johnson County representative to the Indiana Stadium Control Board, which was responsible for the construction of the Lucas Oil Stadium and renovations to the convention center.

As a member of the CSCD Board I have worked with Legislators to have a law enacted to enable our Conservancy District to have an office of District Marshall that will enable the District to have our own security. I am currently working with Legislators to acquire funding from the State of Indiana for the roads within the District. If state funding is approved, this will result in tens of thousands of Dollars of state highway funds being made available to the District as well as the opportunity to receive Community Crossing Grants. I have worked on this initiative for the last few years and I believe that we may now have the backing necessary to pass legislation which will save the District and the freeholders substantial sums of money and, at the same time, ensure that the District's roads are kept in first-class condition.

After requesting data from Brown County concerning the assessed value of all parcels within the District, it has become obvious that over 80% of the tax collected within the District on an Ad Valorem basis is from homes with an assessed value between \$200,000 and \$600,000. This fact needs further investigation and efforts should be made to more fairly apportion the cost of maintaining and operating the District.

I am committed to preserving the ecology of the lakes and park areas, while at the same time, protecting each freeholder's right to use and enjoy the District's works of improvement in a responsible manner. There are challenges facing the District, but I firmly believe that, through courteous collaboration with fellow board members and freeholders, reasonable solutions can be achieved. I am and always have been a team player and, if re-elected, will continue to work with my fellow board members to ensure that CSCD remains one of the most desirable lake communities in the State of Indiana.

I would appreciate your vote. Thank you, Pat

Board of Directors Election (continued)

Greg Harper Area 6



Hello, I am Greg Harper. I've been a resident of Cordry Sweetwater since 2012. The first 5 years as a part time resident and now full time resident for the last 8 years. I first served 7 years on the Security Commission and am currently serving on the Roads Commission. This along with attending many other commission and board meetings over the years, have worked on and heard many sides of the issues we work through together to enjoy this wonderful community. My wife and I have the pleasure of being more involved in CSLOA activities in recent years, giving us the opportunity to meet even more neighbors around the lakes.

I've spent my professional career in the medical field. Beginning with pharmaceuticals then medical equipment sales for over 30 years and currently an Account Executive for IU Health. These fields are ever expanding new efficacies and technologies requiring hours of pouring over research and data to stay current. I've managed territories with multimillion dollar quotas requiring people, leadership and team building skills to successfully meet our goals. I served on the Mission Indy board with the goal of equipping Christians to serve others. We worked to bring many churches together in support of inner city ministries, youth and home improvements for low income neighborhoods. I'll bring this same set of skills to the CSCD board listening to all sides, researching solutions and working together to make decisions that best serve the community as a whole.

I grew up spending summers on the lakes in northern Indiana. It was always our dream to live on a lake. My wife, Marcia, and I have been married for 41 years and in turn enjoyed sharing "lake life" with our daughter that was on skis for the first time when she was 5. Our family enjoyed fishing and all kinds of water sports growing up. I understand both the desire to enjoy water sports with friends and family as well as the responsibility of how these activities may affect others on the lake and preserving the lake itself.

As a man of faith, I feel very blessed to have a home in this beautiful lake community. Our family has always been active serving in church and the community where we live. As I look forward to retiring next year, I'll have even more time to make an impact where I can. I am grateful for the leadership that preserved these lakes for decades before us. I look forward, with your support, to be part of the legacy of leadership to preserve our lakes for future generations. I ask for your support and vote as I run from Area 6 for the CSCD Board of Directors to represent all Freeholders.

Absentee Ballot

Notice: A freeholder as prescribed by IC 14-33-2-3 is entitled to only one (1) vote per

Freehold no matter how many names are on the deed for the freehold. If a freeholder or a group of freeholders own(s) more than one property in the CSCD, contact the CSCD Office (317-933-2893) to determine if more than one vote may be cast for such properties.

You may vote for only one candidate in each area for the January 11, 2025, election for members of the CSCD Board of Directors.

Absentee ballot MUST be received by 4 pm on January 10, 2025, to be counted.

Area VI (6)

Patrick Sherman _____

Greg Harper _____

Referendum Question

Should CSCD allow the sport of wake surfing?

Yes

No

CORDRY SWEETWATER CONSERVANCY DISTRICT
2025 MEETING CALENDAR

DATE	CSCD	ROADS	SECURITY	WATER	ECOLOGY	BUILDING
JAN	11	NO MTG	NO MTG	NO MTG	NO MTG	NO MTG
FEB	18	6	11	13	6	4
MAR	18	6	11	13	6	4
APR	15	3	8	10	3	1
MAY	20	1	13	8	1	6
JUN	17	5	10	12	5	3
JUL	15	3	8	10	3	1
AUG	19	7	12	14	7	5
SEP	16	4	9	11	4	2
OCT	21	2	14	9	2	7
NOV	18	6	12*	13	6	4
DEC	16	4	9	11	4	2

CSCD BOARD OF DIRECTORS - 3rd Tuesday of each month at 7:00 PM at the CSLOA Clubhouse except Annual Meeting - Saturday January 11, 2025 at 1:00 PM (NO REGULAR COMMISSION MEETINGS IN JANUARY)

ROADS - 1st Thursday of each month at 5:00 PM at the CSCD Office

SECURITY - 2nd Tuesday of each month at 6:00 PM at the CSCD Office

WATER - 2nd Thursday of each month at 5:15 PM at the CSCD Office

ECOLOGY - 1st Thursday of each month at 6:00 PM at the CSCD Office

BUILDING - 1st Tuesday of each month at 6:00 PM at the CSCD Office except February, March & April meeting time will be at 7 PM

*If the meeting falls on a holiday it will be changed

AFFIDAVIT OF LEGAL FREEHOLDER

STATE OF INDIANA, BROWN COUNTY, SS:

I, the undersigned, being first duly sworn upon my oath deposes and says that I am a Legal Freeholder of the Cordry Sweetwater Conservancy District, by reason of my name appearing on a Deed in my name.

That I am owner of Lot Number _____. That my legal address is:

_____.

That my lake address is (if different from my legal address above):

_____.

(Signature)

(Printed Name)

Witnessed by me this _____ day of the month of _____ of year _____.

(Signature)

Your CSCD Employees

Brittany Bay, Director of Finance & Administration

Phone: (317) 753 - 3119 Email: bbay@cscd-in.org

Nick Johann, Director of Operations & Building Compliance Officer

Phone: (317) 412 - 7052 Email: bcocscd@gmail.com

Heather Glover, Water Clerk

Mary Hamilton, Part Time Office Clerk

Rebecca Fishburn, Administrative Clerk

Josh Bryant, Water/Grounds Supervisor

Phone:(317) 306 - 8395 Email: jbryant@cscd-in.org

Jeff Dollens, Grounds / Maintenance Operator

Nick Hites, Water/ Grounds Operator

There are about a dozen part-time/ seasonal employees without whom the District would not operate as smoothly as it does.

Thank you!

Contact Us

Cordry-Sweetwater Conservancy District
8377 Cordry Drive
Nineveh, IN 46164

(317) 933-2893

cscdinformation@gmail.com

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