

Receiver/Manager Report January 2025

www.countrysquirelakes.org

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

Banking Status: As of this writing, we have approximately \$340,000 in the bank in the general fund.

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.

In 2025, the CSL Community Association office in partnership with the Jennings County Animal Control intends to focus on animals running at large as well as neglected and/or abused animals. Please see the following animal control ordinances pertaining to the leash law and animal care.

Leash Law: One of our biggest issues in CSL are animals running at large. Not only is it a nuisance, it is a safety issue. Citations will be issued for any dogs not kept on their property without a leash. Citations may lead to the dog(s) being confiscated. Per Jennings County Animal Control Ordinances: *"It shall be unlawful for an owner or person having custody or control of an Animal to run at large so as to create a public nuisance. An owner or person having custody or control of an animal shall not allow such animal to stray beyond his premises unless under the reasonable control of some person. An owner or person having custody or control of an animal in violation of this section commits a Class C Ordinance violation. However, if said at-large animal also creates a public nuisance, the violation is a Class B Ordinance violation. In addition to any fines specified in this chapter, any person who allows or causes any animals to stray onto, or to be found upon, a public highway or other public property, shall be liable for the costs of removal and storage of said animals and notification to the owner."*

Animal Care: Per Jennings County Animal Control Ordinances, "Every owner of an animal shall see that his animal has proper and adequate food, water, shelter (adequate shelter-means a leak proof structure with 3 sides and a roof and a floor), protection from the weather, and medical & grooming care, and that his animal is kept in a clean, sanitary and healthy manner and is not confined so as to be forced to stand, sit or lie in its own excrement and have shelter at all times while outside. If your dog is tied up, the chain or tether must be no shorter than five (5) times the length of the dog, as the dog is measured from the tip of its nose to the base of its tail or fifteen (15) feet, whichever is less. In addition to the length prescribed by the preceding paragraph, if the chain or tether is attached to an overhead trolley, pulley or running line, the chain or tether must include a length at least equal to the height of the highest point on the overhead trolley, pulley or running line. The chain or tether shall not weigh in excess of one-eighth (1/8) of the dog's weight. The chain or tether shall have a swivel at both ends. Any person who violates any portion of this section, above, not preempted by Indiana law commits a Class A Ordinance violation. Any person who violates any portion of subsection B, above, not preempted by Indiana law, shall first be issued a written warning, be informed of what steps are necessary to correct the violation, and be given sufficient time to correct it. Any violation of subsection B, above, committed after the violator has received the initial written warning, corrective information and time for correction, shall be a Class B Ordinance violation for the first offense and a Class A Ordinance violation for any such violation committed after being cited for a Class B violation."

The CSL Community Association office has purchased 500 bales of straw for pets. You must register at the Clubhouse. Please note, this is only given away in the winter months while supplies last.

Private and Public Investment in CSL

Our progress is starting to pay off in the form of new investors in CSL. Since the beginning of 2023 to date, there have been new homes valued at \$4,700,000 built or placed in CSL. I estimate looking out to the end of 2028, an additional estimated \$10M - \$15M in new investments will be made in CSL. This is raising all property values in CSL and allowing us to keep the progress moving forward.

We currently have 7 active private investors building stick-built homes along with bringing in modulares. Prices range from \$165,000 - \$220,000. A display with their contact information can be found in the hallway of the clubhouse.

Sales: We have approximately 950 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 that has approximately 20 lots we have marked to sell. Please come to the Clubhouse for pricing and a map.

Roads: All roads in CSL now belong to Jennings County. If you have any questions or concerns regarding your road (patching, paving, snow removal, etc.), please contact the Jennings County Highway Department 812-346-2967. It is the primary responsibility of the property owner to make sure water can flow freely through your culvert. If your culvert needs replaced, the Jennings County Highway Department will assist you in this process.

READI 1: "Sediment Removal from CSL Lake" As of this writing, we are winding down this project. We successfully removed 33,000 cubic yards of sediment from the lake. At this point, the "state" funded dollars were depleted and the project was shutdown. The only remaining work is to put our low water common area back together.

READI 2.0: We, currently, have an approved application with the Indiana EDC for a grant upwards of \$2,000,000. Please understand that this is one of many approved programs and the final winning grants have yet to be determined. If we are one of the chosen programs, a special letter will be sent to all HOA members with program details. For your information, no money will be used from the HOA dues for matching funds.

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 101 open complaints with the Jennings County Area Plan. 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.

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.

2025 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