

## Receiver/Manager Report January 2021

[www.countrysquirelakes.org](http://www.countrysquirelakes.org)

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

812-346-7841

**2021 Dues:** Dues are due on March 1st. A late fee of 1.5% will be charged monthly on past due balances. This is allowed under the CSL Bylaws, Article XI, Section 16.

**Accounting:** All payments must now be mailed to PO Box 48 North Vernon, IN 47265 or be paid at the Association office in the Clubhouse. We accept checks and money orders. Please refrain from paying with cash. We also accept Visa, Mastercard, Amex, and Discover for your convenience.

**Country Squire Lakes Community Association is excited to announce the launch of TownSq - a new all-in-one mobile app designed to help you connect and stay up-to-date with your association. Pay association dues online, get up-to-date news and alerts, and access homeowner documents.**

**Banking Status:** As of this writing we have approximately \$505,000 in the bank.

**Sales:** We have approximately 1,050 lots in our inventory 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. Please come see us for pricing on the property.

**Roads:** Due to the COVID-19 pandemic, new road resurfacing will begin in 2021. We will be repairing major issues on Brandywyne Drive, Derbyshire Court, Stoningham Way and Greenbriar Circle in preparation of paving.

**PARKING IN A CUL-DE-SAC IS FORBIDDEN. WE CANNOT PICK UP TRASH NOR PLOW THE ROADS WHEN VEHICLES ARE BLOCKING THE TURN AROUND. IF YOU CONTINUE TO PARK IN THE CUL-DE-SAC, YOU RISK HAVING YOUR VEHICLE TOWED AT YOUR EXPENSE.**

**Collections:** It is my obligation as the court appointed Receiver to collect all back dues for the benefit of the HOA. We urge all people with past dues to stop by the office or call to make arrangements to get the past dues paid. In order to bring the CSL community back to the status we all desire, we must have funds. The Indiana Supreme Court has already ruled that the dues must be paid, and we intend to get everybody to pay their fair share. We can work with you if you work with us, so please do so in advance before this becomes a legal matter.

**Living in a HOA:** I would like to take this opportunity to express to you that living in a Home Owners 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 bring this change about. I would like to encourage everyone to get familiar with the rules and regulations of Country Squire Lakes HOA. If you have never received a homeowner packet/rules & regulations please come to the CSL clubhouse to obtain them. We plan on enforcing them to the best of our abilities.

I want to clarify a few items that we have had to address in the past:

- **Campers:** Campers are NOT deemed as suitable permanent living quarters. They are not built to the CABO one (1) and two (2) family dwelling code. Per Country Squire Lakes Restrictions, Conditions, Covenants, and Agreements #2 and the Jennings County Unified Zoning Ordinance VI. Residential Zoning (D)(6) states that "Travel trailers are not suitable for use as residences". We are currently addressing this problem. If you currently live in a camper, you need to seek other means of shelter or you may find yourself in court.

- **Water/Sewer:** All residents are REQUIRED to use the central water supply from the public utility supplying water to the subdivision per Country Squire Lakes Restrictions, Conditions, Covenants, and Agreements.
- **Tarp Garages:** Tarps do not meet CSL's requirements for storage. To avoid being turned over for legal action, we ask that you remove these as soon as possible. If the court rules in our favor, you will be responsible for all court costs/attorney fees.



From the Compliance Manager, Morgan Philpot

As 2020 comes to a close, I want to give you some updates as to what the Compliance Department has been up to during the past year.

We have approximately 120 open complaints with the Jennings County Area Planning Commission. We have sent 233 CSL violation letters just this year alone as well as issued 39 permits. We have also removed 48 structures in 2020.

Also, I would like to address some requirements that MUST be met by each and every property owner in Country Squire Lakes.

- **Permits:** Permits are required for many things at Country Squire Lakes such as but not limited to: utility sheds, garages, fencing, placement of a new home, home additions etc. Anyone building without a permit are subject to legal action.
- **Burning:** Household garbage is NOT to be burnt. It is illegal in the state of Indiana to burn household garbage, tires, shingles, etc. Please report any active household garbage burning to the Jennings County Sheriff's office at 812-346-4911 per the new Jennings County Burning Ordinance.

Assuming the COVID-19 pandemic has subsided, we will continue the Halloween and Christmas festivities as well as the kid's fishing tournament in 2021.

In closing, I would like to say "Thank You" to everyone who has cleaned, mowed, painted, and spruced up their places. Together we can get our little piece of paradise cleaned up and back to the beautiful place it should be. Lastly, a special thanks to the Jennings County Sheriff's department and the APC for all their support. We appreciate everybody doing their part to make CSL stand for Clean Safe Living.

Mike Miller  
Receiver