

## Receiver/Manager Report January 2026

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

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

**Banking Status:** As of this writing, we have approximately \$318,000 in the bank in the general fund.

**READI 2.0:** Statement from the IEDC: "Country Squire Lakes in South Central Indiana is writing a new chapter. After decades of hardship, Country Squire Lakes is on the rebound. Since 2016, more than \$11.6 million has been invested in roads, lakes, blight removal and utilities, laying the foundation for a safer, stronger community. Now, with support from the Lilly Endowment and READI, the next phase begins, acquiring and clearing 43 blighted properties to make way for new homes and new hope. Builders have already returned for the first time in a generation, committing more than \$8 million to new housing. Families are moving in, neighbors are reconnecting and pride is returning to a place once defined by struggle. This is proof that when regions come together, even the hardest chapters can be rewritten into stories of resilience and belonging."

*CSL has been awarded \$1.5 million for the purchase of older mobile homes. Official information will be available in the near future at [www.countrysquirelakes.org](http://www.countrysquirelakes.org) or you can contact the office at 812-346-7841.*

### **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 has been new homes valued at \$7,000,000 built or placed in CSL. Looking out to the end of 2028, we estimate an additional \$12,000,000 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 8 active private investors building stick-built homes along with bringing in modulars. A display with their contact information can be found in the hallway of the Clubhouse.

**Low Water Common Area:** Now that the sediment removal program on CSL Lake is complete, restoration of the low water common area can begin. By Spring of 2026, we will have a shelter house completed with outdoor grills and benches along the water.

**Continued Improvements:** It is our goal in 2026/2027 to renovate the Pavilion to a year-round community center that can be leased by HOA members in good standing. More information on this later.

**Sales:** We have approximately 600 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.

**2026 Boating Permit Regulations:** All hard bottom boats on any CSL Lake MUST bear a CSL Boat Sticker. This includes kayaks, canoes, paddleboats, etc. You must provide insurance to register for a boat sticker. If you do not have insurance on your boat specifically, homeowner's insurance will suffice. You must be a current CSL HOA member, be the insurance policy holder and the owner of the boat. Jet skis are NOT allowed on any CSL Lake.

**Compliance:** Common noncompliance issues we continue to see are:

- Trash/junk accumulating on properties
- Tarps being used as building materials (tarp sheds, tarps on homes)
- Unlicensed/inoperable vehicles
- Campers being used as permanent living quarters

If any of these apply to you, they need to be removed ASAP to avoid litigation. We currently have 68 open complaints with the Jennings County Area Plan.

**Grass/Weed Removal:** In 2025, we reinstated the requirement for all homeowners to keep their grass and weeds maintained. We will be doing inspections on the following dates: May 1<sup>st</sup>, June 15<sup>th</sup>, August 1<sup>st</sup> and Sept 15<sup>th</sup>. If your property is found out of compliance, you will receive a violation letter stating you have 14 days to maintain the grass/weeds on your property. After 14 days, if your property is still not in compliance, you will be issued a \$75 citation on your account.

**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.

**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.

**2026 Dues:** Dues are due on March 1<sup>st</sup>. 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.

**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.

Congratulations to the CSL team for winning the Mayor's Choice Award at the 2025 City of North Vernon's Christmas Parade!

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

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

Mike Miller

Receiver