

CORDRY- SWEETWATER CONSERVANCY DISTRICT



Cordry-Sweetwater Conservancy District Newsletter

WINTER 2025

Cordry Spillway Replacement Project: Completed and Ready for the Future

The Cordry Spillway Replacement Project is officially complete, marking a major milestone for our lakes community. Work began in late October 2024 and wrapped up in mid-July 2025, following months of careful planning, construction, and coordination. This effort upgraded aging infrastructure, improved water flow and safety, and ensured the long-term protection of Cordry Lake. The project included removing the deteriorating spillway, constructing a modern and more resilient structure, and reinforcing surrounding areas for long-term stability. In total, approximately 1,000 cubic yards of concrete were used to rebuild the road, spillway, and both boat ramps—an investment in durability and long-term performance.



Spillway condition prior to replacement. (Left and Right)



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Beyond the visible improvements, this project is also expected to improve the dam's overall rating and reduce insurance costs for the district, creating long-term financial and safety benefits for the community. Thanks to the cooperation of contractors, staff, and residents, the replacement was completed safely and efficiently with minimal disruptions. This project strengthens the lake's future, safeguards property, and supports responsible lake management for decades to come.



Project Completion!

Building

By: Nick Johann



The CSCD continues to see steady growth and improvement across the community. This year, the Building Commission reviewed 101 building applications and 23 private dredging applications, reflecting ongoing investment in homes and lakefront properties.

Private dredging has become increasingly popular thanks to local contractors who can complete the work quickly and efficiently. Most private dredging projects focus on cleaning up shoreline areas in coves, clearing out boat slips, or adding depth to designated swimming areas. It's important to note that while these projects improve usability and safety, the natural lakebed cannot be altered. Dredging is limited to removing accumulated silt and debris, helping maintain clean and accessible waterfront spaces without changing the lake's natural structure. Don't hesitate to reach out with any building or district related questions
bcocscd@gmail.com
Cell : 317-412-7052

Ecology Updates

The Ecology Commission kept momentum on habitat and wildlife projects, especially the growing pollinator habitat, which continued to improve with new milkweed plugs from a Monarch Watch grant and ongoing invasive cleanup. Despite a temporary federal freeze, the Commission kept moving forward and met all deadlines for the America



the Beautiful Grant, setting the district up to receive roughly \$52,000 for future conservation work. The grant was presented to the CSCD at the November Board meeting. Weed Wrangles turned into a steady monthly volunteer effort, clearing invasives at key spots around the district and building community interest in native plants. The Bluebird and

Purple Martin program had another strong year with a well-attended seminar and new volunteers joining the monitoring efforts. The Commission thanks Susie Williams for her painting of the mural on the Sweetwater port-o-potty surround. An Eagle Scout project will focus on replacing the tables in the beach shelter. Altogether 2025 brought meaningful progress, more hands-on involvement, and continued excitement around improving natural spaces in the district.



Admin. Updates

By: Brittany Bay



Want to get involved in your community or learn what each CSCD advisory

commission does? All CSCD commissions are advisory to the CSCD Board of Directors.

Building Commission – Oversees building applications, permits, and inspections. Meets the first Monday of each month at 5:30pm.

Ecology Commission – Protects and enhances the District's natural resources and outdoor spaces. Meets the first Thursday at 6:00pm.

Roads Commission – Manages road maintenance throughout the District. Meets the first Thursday at 5:00pm.

Security Commission – Focuses on safety within the District and makes security recommendations. Meets the first Wednesday at 6:00pm.

Water Commission – Oversees the District's water utilities. Meets the second Thursday at 5:15pm.

Commission members must be District freeholders. No meetings are held in January.

Water Department

By: Josh Bryant-Water/Grounds Maintenance Supervisor & Ken Brasseur

The Water Department has been busy making improvements to our water system. Water loss due to system leaks and fire protection use is one of the most significant factors that affects the efficiency and operating costs of a water utility. Our water system is over 50 years old, and the main water replacement is an ongoing project. During 2025, over 40 service lines from the water main to the customer's water meter have been replaced. The customer is responsible for the service line from the water meter to and including the home. Water leaks are at times difficult to detect. If customers notice continual wet spots, please contact the CSCD Water Department because this could be caused by a water leak.



In 2018, the old mechanical water meters were replaced with Sensus magnetic water meters. The meters are much more accurate, allow for remote reading, and have leak detection alarms. During 2025, the alarm feature has allowed the CSCD staff to notify over 250 customers of potential leaks. This is a great benefit to the customers especially during the off season when a lot of customers are not at their lake property. There are two alarm settings. Low flow alarm is set for a flow rate of 2 gallons per hour for 72 continuous hours. This alarm could be triggered by a toilet running that has not been properly sealed or some other small leak. The high flow alarm is set for 500 gallons for any single hour. The CSCD staff attempts to review the alarm list daily (except on the weekends) and will make its best effort to contact the customer if an alarm occurs. Although this is a wonderful benefit, the customer is ultimately responsible for paying for all water that passes through their meter.

This year over 200 LF of 6-inch water main was replaced as part of the Cordry spillway project. Also, all of the 135 fire hydrants have been painted. The Water Department staff has also repaired numerous water breaks as they occur throughout the year.

The CSCD Water Department provides safe, high-quality water and fire protection as cost effectively as possible.

Roads Report By: Nick Johann

In 2025, we were able to pave two areas where there were repeated erosion issues on the road surface. Those include a portion of Duck Dr and Robin Ct. The Roads Commission focused the remainder of the budget patching portions of the main roads including Cordry Dr, Centerlake Rd, and Sweetwater Dr. The Roads Commission has put together a grading system to budget, assess and repair roads.



Security Update By: Brittany Bay

The Security Commission focused on lake safety this summer, numbering all CSCD buoys to improve assistance from Boat Patrol, and planning to continue replacements next season. They have ensured personal buoys and floating platforms are removed when not in use to keep boat traffic clear. The Commission is also working with the CSCD Board to add ADA parking at the beach shelter and partnering with the Ecology Commission to improve lake and beach safety. Together, the commissions have compiled an updated rulebook now awaiting Board approval with hopes of releasing it to freeholders in 2026.

Important info:

Sweetwater Rhib: 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>.

WATERCRAFT TYPE	LENGTH/HORSEPOWER	PRICE
Power/Speed Boat	Less than 21ft. and over 40 horsepower, weighing no more than 4,000lbs. Boat Owners must sign a Ballast/Wave Enhancing Speedboat Affidavit when registering. All current Wake Boats & V-Drive Boats MUST be continuously registered prior to September 2024. Pontoons with horsepower between 100-150 can be registered as power/speed boat.	\$166
Pontoon Boat	No longer than 24ft. or a 24 ft. model and not to exceed 100 horsepower	\$166
Fishing Boat	Less than 21ft. and not to exceed 40 horsepower	\$86
Jet Ski/ Wave Runner	MUST be continuously registered prior to January 1, 1994	\$166
Non-Motorized	Kayaks, Canoes, Rowboats, Paddleboats, and Sailboats. No longer than 17ft. Proof of purchase of non-motorized watercraft will be the Affidavit proving ownership. Watercraft utilizing DC electric propulsion may not produce more than 100 ft. lbs of thrust as stated by manufacturer's specifications. Motorized hydrofoils are NOT considered non-motorized watercraft.	\$10

Important Boat Requirements & Rules

Prohibited Watercraft:

1. Houseboat of any size.
2. Airboats, hovercraft, or motorized hydrofoils, or similar watercraft.
3. Personal watercraft including, but not limited to, jet skis or wave runners.
4. Watercraft of any size with sleeping quarters, galleys, toilets, or cabins.
5. Wake boats or watercraft designed or modified to create large wakes including, but not limited to, watercraft designed with hulls and ballast systems, hydrofoil technology, wedges, wake shapers, v-drives, and any other device or construction intended by the manufacturer or utilized by the operator of the watercraft to create a large wake.

Prohibited Activities:

1. Wake Surfing is prohibited. Wake Surfing is defined as a water sport in which a rider trails behind a watercraft, riding the watercraft's wake, without being directly pulled by the watercraft. All persons engaged in any water sport with the assistance of a motorized watercraft being pulled behind the vessel must use a tow rope.

Boat Lengths/Weight/Horsepower Restrictions:

1. Speed/Power Watercraft must be less than 21 feet in length and weigh no more than 4,000 lbs. (See JD Power website or manufacturer's brochure if they differ in length or weight, the lesser length and weight shall be considered the true weight and length of the watercraft).
2. Pontoon Boats must be 24 feet or less and not exceed 100 horsepower. Pontoon watercraft in excess of 100 horsepower but with a maximum horsepower of 150 shall be classified as a speed/power watercraft.
3. Fishing Watercraft must be less than 21ft in length and not exceed 40 horsepower. Fishing Watercraft in excess of 40 horsepower shall be classified as a speed/power watercraft.
4. Boats being registered for the first time in the current Lot Owner's name. Please call the office to verify if the year, make and model of the boat meet the length and weight requirements per JD Power database or manufacturer specifications.

Things You Need to Provide to Obtain a Watercraft Decal:

1. Photo ID
2. Current title, application for title, or certificate of origin in the current lot owner's name for new boat registration.
3. Insurance Information (insurance company name, policy number, and insurance agent contact information) All gasoline-powered watercraft utilizing Cordry and Sweetwater Lakes must be covered by an amount not less than \$100,000 liability insurance coverage, insuring against bodily injury or property damage, per person and per occurrence (per Resolution 2016-3).
4. Zebra Mussel Course Certificate (per Resolution 2023-12).
5. Boat Safety Certificate (per Resolution 2024-5).

Total Watercraft Allowed Per Freehold:

A lot owner may only have 9 **Total** watercrafts motorized and non-motorized per freehold, of which no more than 3 can be motorized, limit one per classification: Classification #1 speed/power boat, #2 pontoon, and #3 fishing boat under 40 HP.

Board of Directors Election

Sheena Johnson Area 2



My name is Shena Johnson and I'm seeking your vote to represent District 2 on your Cordry Sweetwater Board of Directors. My husband, Luke, and I have lived here full-time since September 2017. Since then, I have actively participated in various endeavors of the Ecology Commission, including creation of safety procedures for the deer reduction hunt, receipt and organization of property owner preferences for that hunt, invasive species education, and re-organization of the green rule book. The Board officially appointed me to the Ecology Commission in late 2022.

Growing up in Michigan – ask me where, and I will put down my Vernors and show you on my hand – I spent my summers working at the gas station and playing in the woods and nearby lakes. These days, I spend my free time similarly – you're likely to find me on a long walk (a run if I'm feeling peppy), sunbathing on the beach with a good book, tending to my daffodils and begonias, curled up with my two dogs watching football, or hanging with my family and friends by the firepit.

An attorney by trade, I have served as full-time legal counsel to local government boards and elected officials for nearly twelve years. While it would not be my role to provide legal advice, if elected, my work has afforded me valuable experience with matters unique to the public sector, including budget procedures, open door and access to public records law, and drafting local ordinances. In my position, I write contracts, advise on employee matters, respect taxpayer dollars, and ensure my clients' rights and property are protected.

My strengths are problem solving, finding efficiencies, and bringing people together to accomplish a common goal. I don't like to make snap decisions, but I'm not afraid to make educated ones. As a board member, I would like to see continued community-building, prioritization of the ecology and safety of our lakes, and some finality with regard to the rule book. If you agree, I would appreciate your vote in January to represent District 2.

Board of Directors Election (continued)

Dale Sears Area 2



Hi, I'm Dale Sears, and I'm running for an open board position for District 2 at the Cordry Sweetwater Conservancy District (CSCD). As a freeholder for over 10 years and a passionate advocate for our lakes and community, I'm committed to preserving what makes this place so special while helping us grow responsibly and sustainably. I would be honored to have your vote.

Cordry and Sweetwater Lakes are more than just beautiful places. They are home and a slice of heaven. I want to ensure our Conservancy continues to protect our natural resources, maintain transparency, and serve the needs of all residents. I bring a collaborative spirit, a strong work ethic, and a deep respect for the people who live here.

One of my main goals is to advocate for funding for CSCD roads and other road related improvements. Currently these are unfunded despite significant tax contributions. I will actively work with our State and County legislative bodies to develop, introduce, and advocate for the passage of bills that secure dedicated funding for CSCD roads and related improvements. We contribute huge property taxes to Brown County with no return of service and benefit. This has been a sore spot with me as my assessments climb every year.

My Experience

I have served on the Cordry/Sweetwater Lot Owners Association (CSLOA) board, and CSCD Water Commission. With the CSLOA board, I volunteered in the development and participation of Bingo activities, Fireworks activities, and various community events like the chili cookoffs.

I've spent over 20 years in operations and leadership roles, managing teams, budgets, and strategic initiatives.

I've worked across industries from manufacturing to nonprofit always focused on improving systems and empowering people.

Education

I hold an MBA from Indiana Wesleyan University with a focus on organizational leadership and strategic management.

What I Stand For

Stewardship of our lakes and natural environment ecology.

Transparent communication and responsible budgeting.

Community engagement and respectful collaboration.

Long-term planning that honors our values and vision.

Let's work together to keep Cordry and Sweetwater Lakes thriving for generations to come.

I'd be honored to earn your vote.

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.
2. 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 9, 2026. 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 9, 2026.
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 9, 2026. Absentee ballots will not be accepted during the onsite election period on January 10, 2026. On January 10, you must use a ballot provided by the election clerks.

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 10, 2026, election for members of the CSCD Board of Directors.

Absentee ballot MUST be received by 4 pm on January 9, 2026, to be counted.

Area II (2)

Sheena Johnson

Dale Sears

2026 Commission/Board Meeting Schedule

CORDRY SWEETWATER CONSERVANCY DISTRICT 2026 MEETING CALENDAR

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

CSCD BOARD OF DIRECTORS - 3rd Tuesday of each month at 7:00 PM at the CSLOA Clubhouse except Annual Meeting - Saturday January 10, 2026 at 12:00 PM (NO REGULAR COMMISSION MEETINGS IN JANUARY)

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

SECURITY - 1st Wednesday 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 Monday of each month at 5:30 PM at the CSCD Office

*Meeting falls on a holiday and 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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