



AUGUST 2025

CORDRY SWEETWATER LOT OWNERS ASSOCIATION

STAY INFORMED - SIGN UP FOR CSLOA ALERTS AT CORDRYSWEETWATER.ORG
OR CONSERVANCY ALERTS AT CSCD-IN.ORG

AT A GLANCE

- Contact CSLOA at csloamembers@gmail.com
- Contact CSCD at 317-933-2893
- Contact boat patrol at 317-982-1947 or 317-982-0903

BEHIND THE SCENES OF LAKE LIVING

PSSSST! VOLUNTEERS ARE ALWAYS WELCOME!

If you've been wondering if the lake is just for fishing and floaties - think again. Here's a lighthearted look at the lively forces keeping our lakeside life in motion.

THREE IMPORTANT LAKE ENTITIES YOU SHOULD KNOW

CORDRY SWEETWATER CONSERVANCY DISTRICT (CSCD): These are the masterminds running the show, keeping the gears turning and the docks afloat. Think of them as the boss with a walkie-talkie and a whole lot of paperwork.

CORDRY SWEETWATER LOT OWNERS ASSOCIATION (CSLOA): The party planners of the lake! If there is food, music, and fireworks, odds are they made it happen. Be nice to them - they know where the extra hot dogs are.

CORDRY SWEETWATER VOLUNTEER FIRE DISTRICT (CSVFD): Our local fire department does more than save cats from trees. They keep us safe, hydrated (yes, they handle water too) and expertly manage parking like pros on Ox Roast/Fireworks.

LET'S NOT FORGET THE CRUCIAL ROLE OF THESE COMMISSIONS

- **BUILDING** - Before you build that dream deck with a hot tub and disco ball, you'll want to check with these folks. They hold the magical blueprints and a lot of pens.
- **ECOLOGY** - Nature's bodyguards. They make sure the fish are happy, the weeds stay in their lane, and that you're not accidentally creating a duck habitat in your kayak rack.
- **ROADS** - Pothole control and street signage superstars. Their motto? "Smooth rides and better turns". OK, not really, but it should be.
- **SECURITY** - Think of them as the school hall monitors. Some may think they are the "no fun" police, but they help make the lakes more accessible and safer for all freeholders.
- **WATER** - The silent heroes of the lake. They make sure we test, treat and ensure your floatie doesn't turn into a science experiment.

So, next time you sip your lemonade by the lake, give a mental "High-Five" to the many individuals that help keep our community safe, fun and neighborly!

Meet Your CSLOA Board Members

Meetings held 4th Thursday of the month at 7pm

ANNUAL MEETING-AUG. 30TH 9AM

Alison Randolph

President, 2027

317-294-3272

alisonrandolph65@gmail.com

Jennifer McKinney-Seet

Vice President, 2028

317-371-6072

jmckinneyseet@gmail.com

Angela Von Hoven

Treasurer, 2027

317-408-9203

pampermeservices@att.net

Kathy Wood

Secretary, 2026

765-661-8020

klwood1957@gmail.com

Jeff Romick

Member, 2027

317-933-2083

jromick6425@gmail.com

Dale Sears

Member, 2025

317-513-0327

dksears@outlook.com

Tami Franklin

Member, 2026

828-719-9063

Commissions

Building

1st Monday @ 5:30p

Ecology

1st Thursday @ 6p

Roads

1st Thursday @ 5p

Security

2nd Tuesday @ 6p

Water

2nd Thursday @ 5:15p



Hi, I'm **Jennifer McKinney-Seet**. My husband, Rob and I moved to Eagle Drive on Sweetwater Lake in 2021, where we now live full-time and enjoy the lake life. We have been married for 25 years and are the proud parents of three children.

I have a passion for service, a strong background in sales, management, and negotiations, and a genuine commitment to helping others. I am excited to contribute my skills and experience to the Cordry Sweetwater community.

I'm **Tami Franklin**, mother of two and grandmother of four. I have owned a cleaning company, Let Tami Clean, for 25 years and enjoy what I do. I've lived in Sweetwater for a year and have lived in the area for most of my life. I'm looking forward to being a part of the CSLOA Board and getting to know more people in our community.

4
OCTOBER

BLOCK

PARTY

Let's hang out
AT SWEETWATER BEACH
6PM

BYOB

and a Dish to Share

CSLOA will provide ...
Sloppy Joe's
S'mores
Water



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SUPPORT SOCIETY OF ST. VINCENT DE PAUL

St. Vincent de Paul of Brown County welcomes your donations of non-perishable food items (in date) such as canned meats, soups, fruits, vegetables, pasta, cereal, peanut butter, jelly, etc.

Also needed are new or gently used queen or full size blankets. Non-perishable items can be left in the tub at the entryway to the CSLOA Clubhouse. If you have other donations such as clothing, coats, shoes, bed linens, towels or miscellaneous household items, DO NOT leave these items in the tub.

Contact Brenda Green at 317-933-2172 or 317-730-0176 to arrange a pickup.

For a furniture pickup please contact Dick Peck at 765-610-7675.

You are always welcome to drop off donations at the St. Vincent de Paul Food Pantry and Distribution Center at 2901 Long Lake Road (across from CYO Camp) on Saturday or Monday 10am - noon

ALL DONATIONS GREATLY APPRECIATED



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Ongoing Activities & UPCOMING EVENTS

Book Club

3rd Wednesday
6:30pm - Library
Contact Judy Onken @
317-450-5475
The reading list is located
on page 14.



Euchre

3rd Monday
6pm - Clubhouse
Contact Brenda Green @
317-730-0176

4th Wednesday
7pm-10pm - Clubhouse
Contact Sheryll Durbin
Novicki @ 317-617-5632
Walk-ins are welcome on
Wednesday. Feel free to
bring a snack to share.

Cordry Sweetwater

Pickleball Group

Monday, Wednesday,
Friday & Saturday
8am-12pm
Wednesday & Sunday
6pm-9pm
Basketball Court near
Firehouse
Contact Brenda Green @
317-730-0176 or
317-933-2172
Beginners are welcome
to come on Wednesdays
to learn the game.

Cordry Sweetwater Sit & Sew

Monday, 9am - Clubhouse
Contact Patricia Balko @
317-697-9821 or
Debbie Weber @ 317-850-
9065

Whether you are an
accomplished sewer or just
starting, all are welcome to
come!

Yoga

Tuesday & Thursday
9am-10am
Summer at the Beach
Fall/Winter at the
Clubhouse
Contact Cindy Peck @
765-610-7674

Bridge Club

1st Monday
12:30pm - Library
Contact Mary Jo Lowe
@ 317-650-4314
All skill levels welcome.
Instruction will be
provided if needed.

Let's have fun

NEIGHBORHOOD BLOCK PARTY

October 4th

Sweetwater Beach

6pm

PUMPKIN CARVIN

October 18th

CSLOA Clubhouse

2pm - 4pm

HAUNTED TRAIL

October 24th & 25th

Across from the beach

8pm - 12am

SANTA'S WORKSH

December 6th

CSLOA Clubhouse

2pm-4pm

COOKIE SWAP

December 14th

CSLOA Clubhouse

2pm - 4pm





THANK YOU TO
EVERYONE WHO JOINED
US FOR THE 2025
BEACH BASH! SCAN
BELOW FOR PICS AND
VIDEOS FROM THE
EVENT!



317.677.2300

jjohann@kw.com

jjohann.kw.com

Lake Homes Aren't Average—And Neither Are We
Let's be real—most agents around here? They'll throw a sign in the yard, toss the listing online, and wait.

But at Johann Real Estate, waiting isn't in our playbook.

Our team goes all in from day one. We're making calls, sending emails, writing letters, and networking with agents across the country to get the most eyes on your home. We don't just hope the right buyer finds your listing—we make sure they do.

Why? Because the homes we sell aren't average. Lakefront homes require strategic, high-level marketing—and we're the only team in the area doing it right.

Here's what sets us apart:

- **Top-tier professional photography and video** that tells your home's story beautifully
- **Targeted social media advertising** that gets tens of thousands of views in the first week
- A **secret weapon** that boosts our listings to the top of the biggest property sites like Zillow and Realtor.com
- And most importantly—**boots-on-the-ground hustle** every single day

Our team also happens to have the most local knowledge and insight you'll find. We live here. We work here. We're in these homes, on these docks, and out on these lakes every day. No one knows the Brown County and Cordry/Sweetwater market better than we do.

We invest our own time, money, and heart into every listing—because we believe your lake home deserves nothing less than expert-level service.

Thinking about selling? Or just curious what your property could be worth in today's market? We'd love to talk. No pressure, just real results.

The Johann Real Estate Team



THANK YOU OX ROAST SPONSORS



CSLOA

Lake Tour of Homes

Saturday Aug 2, 2025
Presented by:

CATALIST
Technology & Security

SWEETWATER REALTY **INDYGRILLS AND OUTDOOR LIVING** **Lakes Plumbing** **ATKINSON**

SWEETWATER REALTY **PAPER'S FATHOM** **FIFTH THIRD BANK** **Direct Conveyors**

www.laketourofhomes.com Gary Huett Midwest Aerial Imagery

Thank you!

To all our wonderful sponsors, volunteers, Showcase Homes and donors for your support! Next year will be back on Sweetwater! If you are interested in participating, please contact us!



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JOIN THE FUN @ OUR APPLE FESTIVALS THIS FALL

- Live Music
- Food Trucks
- Cider Slushies
- Kids Play Area
- Hot Apple Dumplings & Ice Cream
- Apple Alley
- Fresh Cider
- You-pick Pumpkin Patch
- Petting zoo
- Face Painting
- Wagon Rides
- Hot Cider
- Train Rides
- Artisan Market
- Caramel Apples
- Pony Rides

WEEKENDS BEGINNING IN SEPTEMBER (OPENING DATE TO BE DETERMINED)
THROUGH OCTOBER 2025

*FESTIVAL ACTIVITIES ARE OPEN WEEKDAYS OF FALL BREAK 10/13/25-10/17/25

HIGHLANDER FESTIVAL

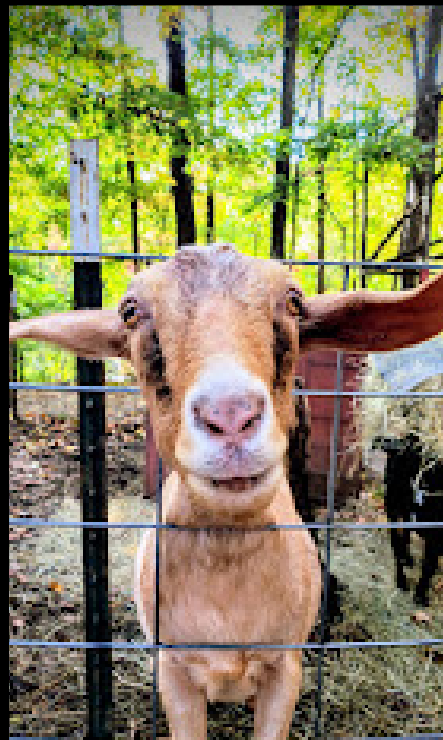
OCTOBER 4 & 5, 2025

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APPLE WORKS ORCHARD
8157 S 250 W TRAFALGAR, IN 46181
317-878-9317

Opening date for You-Pick Pumpkin Patch to be determined. Activities are weather dependent & subject to change. Follow our social media for the most up to date info.



Live the Lake Life - With a Local Who Knows It Best!

More than 20 years as a resident | 13 years in real estate

Hi neighbors! I'm Carrie Vavul, local lakes area real estate professional and longtime community member. I've helped clients buy and sell over 300 properties, totaling more than \$65 million in sales - and I truly love helping people find their place in the lakes community.

Why work with me?

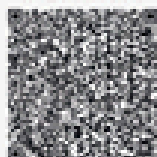
I know the lakes community inside and out.
From peaceful coves to offshore homes to main-body views - I get it.
I bring personalized service, expert marketing, and real results.

Thinking of buying or selling? Give me a call and let's talk!

Local Knowledge. Lake Life Passion. Real Estate Results.



Carrie Vavul



317-294-9421
cvavul@callcarpenter.com

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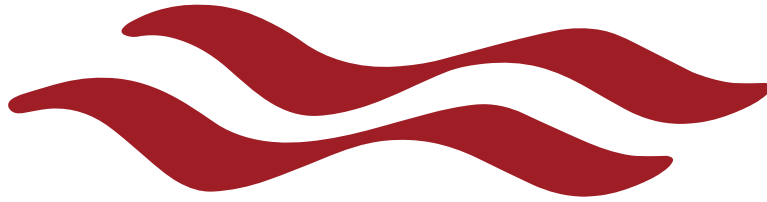
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NEW LISTINGS



CSLOA MEMBERSHIP FORM

Date: _____

Name: _____

Phone No.: _____ e-mail: _____

Name: _____

Phone No.: _____ e-mail: _____

Lake Address: _____

Mailing Address (if different): _____

Lot No.: _____

Membership Dues (Sept. 1, 2025 - Aug. 31, 2026): \$ _____

\$75 Prior to September 1st
\$100 After September 1st

Mail to: CSLOA, 8751 Nineveh Road, Nineveh, IN, 461 64 or
<https://cordrysweetwater.org> and click on Membership Information.

If you paid at the beach on July 5th, thank you!!

-



General Maintenance & Repairs
Winterizing
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Clean & Detail

Call or Text (317)891-5040

MENDENHALL LAWN CARE

MICHAEL MENDENHALL

(765) 209-0433

- INSURED -

MENDENHALLLAWNCARE@GMAIL.COM

Cordry Sweetwater Library Branch

8751 Nineveh Road
317-933-9229

Tuesday: 2p - 5p
Wednesday & Thursday: 3p-6p

Cordry Sweetwater Bookies 25/26 Book List

Book Club meets at 6:30pm at the Library

- 9/17/25 James - Percival Everette
- 10/15/25 The Whistling Season - Iva Doig
- 11/19/25 Black Cake - Charmaine Wilkerson
- 12/17/25 Christmas Appetizer Gathering
- Share a title you have read and enjoyed with the group**
- 1/21/26 The Briar Club - Kate Quinn
- 2/18/26 The Frozen River - Ariel Lawhon
- 3/18/26 All the Colors of the Dark - Chris Whitaker

Brown County Public Library

205 Locust Lane, Nashville
812-988-2850

Monday - Thursday 9am-7pm
Friday 9am - 4pm
Saturday 10am - 4pm
Closed Sunday

Nashville's "A Novel Bunch"
meets every 3rd Wednesday at 2pm
in meeting room B



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