



Cordry Sweetwater Lot Owners Association

JOIN US AT THE BEACH ON JULY 6

FOR
THE **64TH ANNUAL OX ROAST**
CELEBRATION WITH FIREWORKS!

ROAST 12-5PM – FIREWORKS AT 10PM

LIVE MUSIC | FOOD TRUCKS | GAMES
SILENT AUCTION | FUN FOR ALL AGES

*parking at fire station/baseball fields & shuttle available



Volunteers needed!

ALL DAY LONG | JULY 6, 2024 | BEACH & FACILITIES



Spaghetti Dinner

March 16, 2024
CSLOA Clubhouse, 6pm-8pm

Bike Parade

May 27, 2024
Front of CSCD office, 11am

Ox Roast-Fireworks Celebration

See above

Neighborhood Block Party

Saturday, September 21, 2024
Sweetwater Beach, 6pm

Lake Tour of Homes

Saturday, August 3, 2024
Sweetwater Lake, 10am -4pm

Watch Facebook and CSLOA web-
site for further information

Pumpkin Carving and Bonfire

Saturday October 19, 2024
CSLOA Clubhouse, 2pm- 4pm

Santa's Workshop

Saturday December 7, 2024
CSLOA Clubhouse, 2pm

Cookie Swap

Sunday, December 15, 2024
CSLOA Clubhouse, 3pm - 5pm

Meet your CSLOA Board Members

Alison Randolph

President, 2024
317-294-3272
alisonrandolph65@gmail.com

Jamie Johan

Vice President, 2024
317-677-2300
jjohann@sweetwaterrealty.com

Angela Von Hoven

Treasurer, 2024
317-408-9203
pampermeservices@att.net

Felicia Velez

Secretary, 2025
317-625-0889
feliciavelez76@gmail.com

Linda Morgan

Member, 2025
317-340-6849
labmorgan@icloud.com

Karen Short

Member, 2025
317-258-6765
earth2shorty@gmail.com

Kathy Wood

Member, 2025
klwood1957@gmail.com

Commissions

Building Commission

1st Tuesday @ 6 p.m.

Ecology Commission

1st Thursday @ 6 p.m.

Road Commission

1st Thursday @ 5 p.m.

Security Commission

2nd Tuesday @ 7 p.m.

Water Commission

2nd Thursday @ 5:15 p.m.

Ongoing Activities

Book Club

3rd Wednesday, 6:30pm at the Library
Contact Cindy Workman at 317-439-6154

The 2024 Book Club list is located on Page 14.

Euchre

3rd Monday, 6pm at the Clubhouse
Contact Brenda Green, 317-933-2172 or 317-730-0176

4th Wednesday, 7pm - 10pm at the Clubhouse,
Contact Sheryl Durbin-Novicki at 317-617-5632

Walk-ins are welcome on Wednesdays! Feel free to bring a snack to share.

Cordry Sweetwater Pickleball Group

Contact: Brenda Green at 317 933-2172 or 317-730-0176
Beginners can come Wednesday nights at 6 PM to learn the game.

WHEN: Monday, Wednesday, Friday & Saturday
8am to 12pm
Wednesday & Sunday - 6pm to 9pm

WHERE: Firehouse near Basketball Court

Cordry Sweetwater Sit and Sew

Tuesday, 10:15am at the Clubhouse
Contact Patricia Balko, 317-697-9821 or
Debbie Weber, 317-850-9065

Whether you're an accomplished sewer or just starting, all are welcome to attend.

Yoga

Tuesdays and Thursdays, 9am-10am
at the Clubhouse
Contact Linda Hetherington, 317-460-9710

Please watch social media for when we head back to the beach.

Bridge Club starting soon. Contact Mary Jo Lowe at 317-650-4314

If you would like to suggest an activity, please call Cindy Workman at 317-439-6154.

Do you have an event or party to plan but are struggling to find a place to host it? The Clubhouse might just be right for you. It's only \$100/day for CSLOA members. The weekend spots fill quickly. Call Angie at 317-408-9203 to get your reservation in now!

Cordry Sweetwater Volunteer Fire Department Annual Community Events

Easter Egg Hunt	March 30th , 11am
Garage Sale Pick-up	June 1st & June 8th , 10am - 3pm
Garage Sale	June 29th , 8am - 4pm
BBQ	July 27th, 11am - 6pm
Haunted Forest, <i>across from beach</i>	October 25th & 26th, 8pm - midnight
Halloween Open House	October 31th, 7pm - 8:30pm

All events will be located at the Cordry Sweetwater Station located at 101 Firehouse Road unless otherwise noted.



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NEW LISTINGS

Meet Kathy Wood, CSLOA's Newest Board Member



Hi, I'm Kathy Wood. I have lived on Sweetwater Lake full-time for the past 3 1/2 years. I am married to Gary Wood; I have three grown children and four grandchildren (soon to be six!) I retired January 1, 2020, after 40 years in education K-12. I have master's degrees in Art, Psychology, Counseling and Building Administration. I enjoy working with people, spending time with my grandchildren, and working part-time at Edinburgh Outlet Mall. I love being a part of this community and am enjoying everything it has to offer.

Donations Needed



St. Vincent de Paul of Brown County welcomes your donations of non-perishable food items (in date) such as canned foods, 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, blankets, towels and/or miscellaneous household items, DO NOT leave these items in the tub but contact Brenda Green (317) 933-2172 or 317-730-0176 to arrange a pick-up. For a furniture pick-up please contact Dick Peck at 765-610-7675. You are also always welcome to drop off your donations at the St. Vincent de Paul Food Pantry and Distribution Center at 2901 Long Lake Road (across from the CYO Camp) on Saturday or Monday 10am to noon. All donations are greatly appreciated. A big thank you for your continued support.



Water Heaters, Water, Sewer, Septic, Drain Cleaning

If your toilets don't flush, call us!!!

317-933-2948



NATE BORAM

**CALL/TEXT
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Jessica L. Redmon

Groomer/Owner

7982 Sweetwater Trail
Nineveh, Indiana 46164

tel. (812) 391-8680

jredmon060612@gmail.com

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317.677.2300

jjohann@kw.com

[jjohann.kw.com](https://www.jjohann.kw.com)

MARK YOUR
CALENDAR:
SUMMER 2024
BEACH BASH

*Saturday,
June 22, 2024*



TRANSACTION VOLUME SOLD IN 2023 IN
CORDRY/SWEETWATER CONSERVANCY

#1	JAMIE JOHANN	\$10,707,395
#2	AGENT B	\$6,538,400
#3	AGENT C	\$4,111,000

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CORDRY- SWEETWATER LOT OWNERS ASSOCIATION INC.

Proposed Amendments to Bylaws

The CSLOA is proposing the following amendments to the bylaws. The proposed amendments are posted at the Clubhouse. Members in good standing shall have a maximum of three (3) weeks from the date of mailing of this newsletter to cast their votes. Ballots may be mailed to or hand-carried to the Board of Directors. A majority count of the ballots returned shall be binding.

ARTICLE II - MEMBERS

Section 2. MEMBERSHIP FEE

The membership fee shall be fixed by the Board of Directors at its June meeting; payment of which shall make the member eligible for all rights of membership. The membership is non-refundable and non-transferable. The membership fee shall be due and payable on the first (1st) day of September each year. ~~New lot owners who purchase property after June 1st shall be given a complimentary membership in the CSLOA until August 31st of the same year. Complimentary membership shall include all rights, privileges, and liabilities of membership in the CSLOA. Active members of the Cordry-Sweetwater Volunteers Fire & Ambulance Inc., owning property within the CSCD may join the CSLOA at a reduced rate set by the CSLOA Board of Directors. A list of those members shall be provided by the Fire Department prior to September 1st. The CSLOA shall keep accurate records of all memberships~~

ARTICLE III - MEETINGS

Section 2. ANNUAL MEETINGS

The Annual meeting of the members shall be held on the third (3rd) Saturday of ~~September~~ August, at a time designated by the Board of Directors, for the purpose of electing directors and the presentation of annual reports. It shall be the duty of the Secretary to notify the editor of the CSLOA newsletter of the date, place and time of the Annual meeting, and that the meeting is for the purpose of electing directors and the presentation of Annual Reports, so the information can be printed in the August February CSLOA Newsletter. ~~The Secretary shall also be responsible for notifying the person responsible for the Activity boards so the information can be posted on the~~

~~Activity boards at least forty-eight (48) hours in advance of the meeting.~~ Members shall not have voting rights unless current dues are paid. Nominations shall not be accepted from the floor at the Annual meeting for the purpose of electing Directors.

ARTICLE V - BOARD OF DIRECTORS

Section 1. NUMBER AND TENURE

The Board of Directors shall consist of seven (7) members elected by the membership to serve three (3) year terms. Terms are to be staggered so that on more than three (3) board members are elected each year. Board terms commence on September first (1st) and terminate on August thirty-first (31st).

Section 4. REMOVAL

A member of the Board of Directors may be removed from their position on the Board at any time for: 1) cause; 2) missing four (4) regular meetings in any fiscal year by a majority vote of the remaining Directors (at a special meeting of the Board of Directors called for such purpose).

Section 7. OFFICERS AND DUTIES

A. SECRETARY – The Secretary shall keep a true and accurate record of the proceedings of all meetings, current and past, of the CSLOA and the Board of Directors which shall be filed in the CSLOA office and shall perform the duties usual and incidental to the office of Secretary. The Secretary shall be responsible for scheduling events in the Clubhouse and on its grounds, rental agreements and collecting rent due. All rents collected shall be turned over to the Treasurer for recording and deposit.

ARTICLE VI - APPOINTED POSITIONS

Section 1. CLUBHOUSE SUPERVISOR

~~The Clubhouse Supervisor shall be responsible for scheduling events in the Clubhouse and on its grounds, rental agreements and collecting rent due. All rents collected~~

~~**deposit.** The Clubhouse Supervisor shall be responsible for the maintenance of all CSLOA property and shall secure bids for such maintenance or repair to present to the CSLOA Board for approval as needed. The Clubhouse Supervisor shall bring a report of the current and following months' activities to all meetings of the Board of Directors and a yearly calendar of all events, meetings, and rentals at the Clubhouse and on its grounds.~~

ARTICLE VIII - PROPERTY AND FACILITIES

Section 1. SCHEDULING

The Board of Directors shall have the authority to approve or disapprove the use of the Clubhouse and all

other property and facilities owned by or controlled by the CSLOA. Further, the Board of Directors shall have jurisdiction over the conduct of those using said property equipment and facilities whether or not rent has been paid. All organizations and individuals shall file their intent to use CSLOA property and facilities with the **Clubhouse Supervisor Secretary** for approval and shall agree to abide by the Rules and Regulations approved by the Board of Directors.

Make your voice heard. Voting form is located on page 13. Mail form to: CSLOA, 8751 Nineveh Rd., Nineveh, IN 46164 or hand deliver to a CSLOA Board member.

Join or Renew Your CSLOA Membership and make a positive contribution to our community.

Annual Membership effective September 1, 2024 through August 31, 2025

The Cordry Sweetwater Lot Owners Association (CSLOA) exists to improve the overall quality of life in the Cordry Sweetwater Conservancy District.

The CSLOA works to build relationships by bringing lot owners together through meetings, social events and educational opportunities.

Additionally, the CSLOA serves as a voice for lot owners on matters of significance to the community.

Your membership supports:

- Independence Day Fireworks and other activities including Chili Cook Off, Spaghetti Dinner, Pumpkin Carving, Santa's Workshop and many other monthly activities.
- Annual Ox Roast Festival and Silent Auction Fundraiser
- Ongoing Activities at the clubhouse, including cards, yoga, etc.
- Maintenance/Upkeep of Clubhouse, Activity Boards and grounds
- Brown County Public Library Cordry Sweetwater Branch (facility and maintenance provided by the CSLOA)

Membership Benefits:

- Representation by a CSLOA member on CSCD commissions
- Discounted fee on Clubhouse rentals (for parties, reunions, wedding receptions and other events)
- CSLOA Newsletter - 2 times a year with updates on www.cordrysweetwater.org & on our Facebook page
- Opportunities to become a board member and be a voice in the community

Unsure of your membership status: call Linda Morgan at 317-340-6849.

Membership form is located on page 13. Mail application & fee to: CSLOA **8751 Nineveh Rd., Nineveh, IN 46164** or **hand deliver to a CSLOA Board member.**



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Bylaws Voting Form

_____ I accept the proposed amendments as presented in the February 2024 Newsletter.

_____ I reject the proposed amendments as presented in the February 2024 Newsletter.

Member Name: _____ Lot Number: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Ballots must be received within 3 weeks of date of mailing of February newsletter.

Mail to: CSLOA, 8751 Nineveh Rd., Nineveh, IN 46164 or hand deliver to a CSLOA Board member.

Must be current CSLOA member.

CSLOA Membership Form

First Name(s) _____ Last Name _____

Lake Address _____ Lot #(s) _____

Mailing Address (if different) _____

City _____ State _____ Zip Code _____

E-mail Address _____

Lake/Cell Phone # _____ Other Phone # _____

Mail Application and Fee to: CSLOA, 8751 Nineveh Road, Nineveh, IN 46164

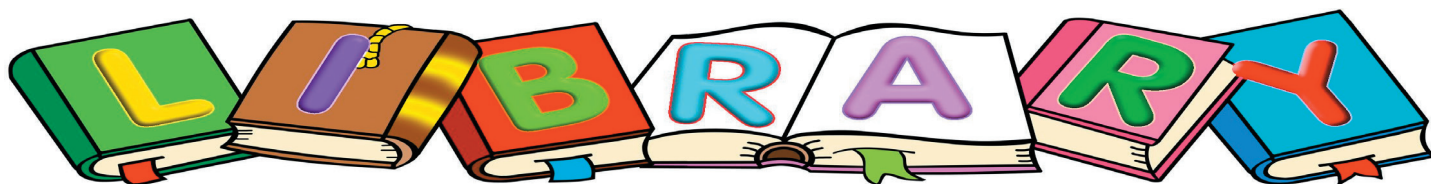
\$75.00 Membership Fee: \$ 75.00

Additional Donation for Fireworks \$ _____

Total: \$ _____



Thank you for supporting the CSLOA!
Annual Membership good September 1, 2024 through August 31, 2025



Cordry Sweetwater Library Branch

8751 Nineveh Rd.
317-933-9229

HOURS

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

Cordry Sweetwater Bookies 2024 Book List

February 21

Finding Chika
Mitch Albom

March 20

The Man Who Died Twice
Richard Osmon

April 17

Lady Tans Circle of Women
Lisa See

May 15

Demon Copperhead
Barbara Kingsolver

June 19

Remarkably Bright Creatures
Shelby VanPelt

July 17

About Face
Donna Leon

August 21

Dreamland
Nichola Sparks

September 18

Seconds to Live
Susan Sleeman

Brown County Public Library

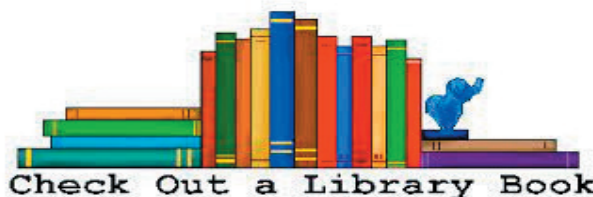
205 Locust Lane
812-988-2850

HOURS

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

Nashville's A Novel Bunch Book Club meets every 3rd
Wednesday at 2:00 pm in Meeting Room B.

Their projects are scheduled on a monthly basis.



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