

**A LONG RANGE PLANNING REPORT
FOR
THE LSPOA BOARD OF DIRECTORS**

**PREPARED BY
THE LAKE SANTEE LONG RANGE PLANNING COMMITTEE**

OCTOBER, 2006

OVERVIEW

During the fourth calendar quarter of 2005, the LSPOA Board of Directors, at the request of Leon Crowe, Chairman, decided to form a Long Range Planning Committee made up of a cross-section of community members. A roster of members who agreed to serve on the Committee is shown as Attachment A. Since the Committee's formation, two members, Paula Campbell and Autumn Hurm, found it necessary to resign due to compelling personal conflicts.

The purpose of the Committee, as defined by Leon Crowe, is to provide the Board of Directors with alternative perspectives and action steps which are felt to be important to the continued progress and growth of the Lake Santee Community. In this regard, it is important to be aware of the significant progress that has taken place from the time the Community was founded to the present (Attachment B).

The recommendations contained in this report are regarded by the Committee as steps that should receive priority at this time. These recommended steps are regarded by the Committee as actions that will significantly enhance the community's future growth, quality of life, and property values.

The Committee's first meeting occurred on March 9, 2006 and was chaired by Leon Crowe. During that meeting, Leon explained the purpose of the Committee. In addition, the Committee asked Mike Fritzsche to function as Facilitator and Angel Hocker to act as Secretary. Further, it was decided to develop recommendations for a 3-year planning period.

During the next two meetings, the Committee worked to develop a Mission / Vision Statement (Attachment C). This Mission / Vision Statement was presented to the LSPOA Board of Directors on June 14, 2006 and approved during the Board meeting of July 12, 2006. Subsequently the Committee has discussed the 14 items articulated in the Vision / Mission Statement and is recommending priority attention be given to subjects contained in Items 1, 2, 3, 4, 11, 12, and 14. The specific recommendations are discussed below.

ITEM 1.

Finance including (a) sources of revenue, (b) projected revenue, and (c) projected expenses.

Recommendations: In order to carry out the improvement recommendations articulated below, it is obvious that funds beyond regular member dues will be necessary.

ITEM 2.

A review of plans for updating and maintaining common areas including: (a) the lake, (b) beaches, (c) roads, (d) right-of-ways, (e) buildings and structures, (f) major capital equipment.

Recommendations: Of the subjects included in this item, specific recommendations have been developed regarding: (a) the lake, (c) roads, (d) right-of-ways, and (e) buildings and structures. These are as follows:

- (a) **The Lake:** On this subject, the Committee recommends a very high priority be assigned to management of water input from the entire watershed surrounding the lake. The Committee further recommends the study presented by JFNew be expanded to take into account the entire watershed area. In addition, as this subject is studied, consideration should be given to both the problem of silting and its affect on the need for future dredging as well as chemical contamination sources such as surrounding farm operations. It is urged the Board place a high priority on (1) completing the necessary studies in relationship to this subject, (2) implementing an education/communication program so members are aware of the need to address the subject, (3) formulate and gain approval for an appropriate funding plan, and (4) begin the implementation of solutions within the 3-year planning period (2007, 2008, 2009).
- (c) **Roads:** As with the above subject regarding the lake, the Committee recommends this subject (roads) also receive a very high priority. It is the Committee's recommendation that the Board resolve to pave all of the roads in the Lake Santee community during the 3-year planning period (2007, 2008, 2009). Step 1 of this objective should be the completion of a study to determine improvements in roadside drainage and roadbeds needed to assure minimum maintenance once the roads are paved. In addition, consideration should be given to appropriate traffic controls such as posting of speed limits, stop / yield signs, etc. Further, the study should include determination of the most appropriate paving method, i.e., chip and seal versus blacktop. An additional consideration is the annual maintenance cost for equipment and manpower after the paving project is completed.
- (d) **Right-Of-Ways:** This subject is specifically concerned with the right-of-way property under the electric transmission lines that cross the Lake Santee community. The Committee's conclusions are: (1) improving the appearance of this right-of-way would be a significant enhancement, and (2) the property could be better utilized for recreational facilities such as: walking trail, practice putting greens, a driving range, etc. It is also the Committee's thought that much of the work involved with developing these areas could be accomplished through volunteer programs which would be a positive in terms of community involvement and enthusiasm. Attachments D and E discusses an approach which could be considered in regard to this subject
- (e) **Buildings and Structures:** Two subjects were discussed under this heading: (1) potential of providing land on which the Volunteer Fire Department could build a structure to house additional fire equipment, and (2) the growing need for additional meeting space. The Committee did not develop specific recommendations in this regard, however, the consensus is that the LSPOA Board of Directors should develop plans to go forward with both of these subjects during the 3-year planning period.

Since all of the subjects mentioned under Item 2 fall under the main heading of "Infrastructure Improvements", it is recommended that they be grouped together as one project for purposes of going forward with a special assessment.

ITEM 3.

Lake Water Quality Standards: It is likely that further recommendations on this subject will need attention as future plans are developed. At this time, however, the Committee feels that going forward with the recommendations under Item 2(a) **The Lake** are sufficient.

ITEM 4.

A Review of Community Strengths, Weaknesses, Opportunities and Threats. These were articulated as follows:

1) Strengths

The Lake
Residence
Management and Staff
Rural Setting
Financial Condition
Sewer / Water Systems

2) Weaknesses

Lack of cohesive, enthusiastic community spirit

3) Opportunities

Going forward in a timely manner with infrastructure improvements such as those outlined in Item 2 above. This progress is seen as essential to maintaining and / or improving the community's Image. Further, it is concluded that progress in this regard is important to improving property values and attracting quality members.

4) Threats

Inaction or inappropriately slow progress on infrastructure improvements which would likely cause deterioration of the community's image and stagnation in terms of growth and property values.

ITEM 11.

Initiatives To Protect And / Or Enhance Property Values. As with water quality, there may be a need for additional items under this subject in future planning. At this time, however, the Committee concluded that progress with the infrastructure improvements suggested in Item 2 above are most appropriate recommendations in this regard.

ITEM 12.

Building Codes and Building Standards For Privately Owned Property. The opinion expressed by the Committee in this regard is that the Community has lacked progress on this subject in recent years. Two recommendations are felt to be appropriate. First, the Board should implement specific initiatives to assure the maintenance of an appropriate Community standard. Second, implementation of these initiatives needs to be accomplished in ways that enhance and compliment Community pride and spirit.

ITEM 14.

Initiatives To Foster A Sense Of Community Among Residents. Three items for the LSPOA Board's consideration have been developed on this subject. First, some Community improvement projects should be accomplished through volunteerism. Second, more focused

leadership in terms of volunteer projects and other Community activities would be helpful. In this regard, some members suggested consideration of establishing a staff position, under the direction of the Lake Manger, to provide this leadership. Third, the Restaurant / Community Center could be developed as more of a catalyst in regard to this subject.

SUMMARY

Historically (see Attachment B), the Lake Santee Community has maintained a steady rate of progress resulting in a quality residential community. The recommendations contained in this report are regarded as compelling next steps in order to continue that progress as well as maintaining and / or improving the Community's image, property values and quality of life opportunities.

Of the recommendations contained in this report, two are regarded as essential and compelling. These are the subjects of: (1) **The Lake**, and (2) **Roads** covered in **Item 2**.

The Committee's final recommendation is that the LSPOA Board should convene a Planning Committee early in 2007 to review progress on objectives established by the current Planning Committee and extend the Plan through 2010.

Attachment A

Lake Santee Property Owners Association

Long Range Planning Committee Members

Revised Addresses - 2/3/2006

| | | |
|--|------------------------|--------------|
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| Campbell, Paula 106 SW Santee Drive | Greensburg, IN 47240 | 812-662-8656 |
| Crowe, Tom 1543 NCayuse Trail | Greensburg, IN 47240 | 812-527-2624 |
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| Fletcher, Jack 208 W Sequoya Trail | Greensburg, IN 47240 | 812-527-2444 |
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LAKE SANTEE TOP TEN FACTS

1. Lake Santee is approximately 250 acres.
2. We have between 5 and 5.5 miles of shoreline.
3. The lake is fed by the Right Hand Fork of the Salt Creek.
4. The dam is 1000 feet long and 48 feet high.
5. There are approximately 1682 lots in our community.
6. The Main Beach is 1000 feet long.
7. The East Beach is 200 feet long.
8. There are over 500 homes in our community.
9. It is 6.5 miles around the lake on the paved road.
10. Approximately 60% of homes are full time residents and 40% are part-time

Attachment B
Page 2

HISTORY OF LAKE SANTEE

Information provided by William F. & Ileen Smith Published in the newsletter in 1996

Santee Drive was dirt and dust for the early part, and you could see the salesmen in their vehicles "stirring up the dust" to the lot of choice! The lake was developed in sections, which is why the numbers today may seem a bit confusing. When a lot was sold, the loud speaker would blare out, "Lot 160 - sold! Lot 233 - sold!"

The restaurant was one of the first structures constructed by Charles Lee for Maurice and Jean Humpert. The only water supply was an old well south of the restaurant that had been the Creech family water supply and not a great well at that. The Humpert's began serving sandwiches, etc., with American Realty paying for some of the treats.

Prior to developing Lake Santee, the realty company got permission from the county commissioners to blacktop the county road from Lecher's corner to include County Road 400 North to the entrance, with the agreement that the county would maintain the road in the future. In fact, County Road 400 North in early spring was hardly passable due to such poor drainage and overall condition, almost like a county road of the early '20's and '30's. In the fall of 1964 they began to haul some stone on the Santee Drive and some roads to the lake area, as a group of roadmen from Kentucky were constructing the roads and access areas. In the summer of 1964, they did chip and seal Santee Drive.

There was early pessimism from local residents of Franklin, Decatur, and Rush counties as to whether or not such a private project be successful.

Layne/Northern contracted to build a central water system. The system contained 28 miles of water lines, a water tower, and a processing plant. Over 18 wells were drilled, but only three were good enough to produce an ample supply of water. Dudley Lawrence was engineer and ran the water utility until it was sold in 1966 to Philip Willke (Wendell Willke's son), Robert and Wilmer Platt, and William F. Smith. The plant was expanded later, and a 2,000,000-gallon reservoir was constructed. The utility was later purchased by William O. Smith, Franklin D. Smith and William F. Smith. Frank Smith was certified operator and manager until sold to the property owners in 1992.

Part of the lake area north of Snake Road was sold to Ray Hatton, thereby reducing the current size of the lake to just under 1200 acres. When all the lake lots except for a very few were sold in 1966, American Realty offered the property owners the right to take over the lake. Some of the American Realty lakes were still operated by the realty company. By membership vote of

ATTACHMENT B

PAGE 3

consideration to accept the lake property from American Realty Company, a board of directors was appointed. The first president was Lynn Thurston; Morris (Tony) Miller was secretary/treasurer and manager. Ray Geis, Robert Platt, Ronald Beard, Maurice Humpert, Willard Gulley, Ford Kennelly and William F. Smith assumed board positions with staggered terms of 1, 2 and 3 years. The Board, before taking over from American Realty, demanded they blacktop Santee Drive (not chip and seal), plus they requested equipment: a grader, dump truck, tractor/mower and other items. Tony Miller and later Evelyn Ricker served as part-time managers. They received very little pay, and much of the early work was done by volunteers.

One of the best ideas was keeping John Miller who was an employee of the realty company for maintenance. He did a yeoman's job to keep workers for mowing, grading, etc., and he always seemed to know the whereabouts of potential problems plus the things to do. For many years he was the only one who would mow the south side of the dam with the tractor mower.

Herb Shafer and Son constructed the hexagon building for security and office use; much of this was volunteer contributions and labor. The secondary beach restrooms were constructed in the late 1960's.

Ray Geis constructed the marina and leased the operation to John Meek. The marina has been expanded considerably and is now owned and operated by Greg and Cara Geis. The restaurant area was doubled in size together with deck (deck made possible by contributions). Maurice and Jean Humpert made it their home as well. The restrooms were paid for by the property owners.

Many of the early improvements were made by contributions and volunteers, just as now Lake organizations such as the Women's Club, Kiwanis, and Booster Club make donations of funds and labor for the benefit of the Lake.

The first property owner to construct a dwelling was Emerson Gilchrist on Lot 357, now owned by the Franklins. He had to carry water to cook, bathe, etc., until the water utility was able to supply water. For \$4.00 per month the customer could use, but not abuse, all the water they would need.

There are only two original structures from the farms still located at Santee. They are the Sizemore dwelling at Lot 515, now owned by the Adams, and the Dwenger dwelling, Lot 77, now occupied by the Lampings. There was a good gambrel roof barn on the Sizemore property that the realty company first decided to leave as a recreational building, but due to the location at the north end

Attachment B
Page 4

of the lake, it was later sold and moved. The maintenance building was built about 1969, and later expanded to include the addition for the fire department trucks.

Early aerial photos show where the roads stopped and how they were constructed in sections, how the lake bed was stripped to only stumps where trees had been, and a few of the early dwellings, most of which were summer homes. It is interesting to see the aerial photos now, as we (the Wm. Smith's) had photos taken of our 40 acres this past summer. Many shots show the Lake, as it is now, the second largest community on weekends in Decatur County, other than Greensburg.

The original 1686 lots were owned by 1200 property owners; this now has decreased to about 800 property owners. Of the approximately 480 houses constructed to date, only around 60 are in the original hands. Original owners were mainly from Ohio and Indiana, but others were from Kentucky, Tennessee, North Carolina, Florida, Michigan, Florida, New York, New Mexico, Wyoming, Illinois, Missouri, Texas, and Kansas.

To name some of the property owners who have resided for at least 20 years at Santee: Button (Stitts); Roberts, Creason, Werner, Stenger, Jones, Marcum, Linderman, Young, Baker, Bowers, Beard, Bischoff, Adams, W. Smith, Weed, W. Barber, Melle, McQueen, F. Meyer, Riley, Fay, McGhee, Kennelly, Schultz, Plummer, Denton, Wissell, Taft, Early, Irwin, Vail, Hite, Cooper, D. Smith, Shelby, Stewart and Ricke. These are the "old timers" remembered by Mr. W. F. Smith, though he notes he may have missed a few.



HAPPY BIRTHDAY LAKE SANTEE!

Forty Years Ago

In the summer and fall of 1964, can you believe that the Lake Santee area was full of bustling earth moving equipment while bulldozers were growling around forming the contour that would be our beautiful Lake Santee? It's true! Red wooden pegs were placed at the planned shoreline. It was pretty unbelievable but -- by spring of 1965, it happened just like they predicted! There were billboards on I-74, both directions advertising the new lake and directions to it!

Just like today, a totem pole and arrowhead welcomed visitors. At the entrance, there were big white Cadillacs and salesmen just waiting to take prospects around the lake for a tour and sales pitch! Tents were set up in the restaurant area to be used as real estate centers and information. Daughters of local nearby residents were hired and dressed as Indian squaws to hand out coffee and sandwiches. Cookies were always available at the tents.

So - the selling began in '64 without a drop of water anywhere! Some came and bought picking out prime lots. Others left saying it was too expensive and would never be finished! How wrong they were. *We may be 40 years old, but really, just in our prime!* *Abigail Hutton-Stitts*



LSPOA

VISION / MISSION STATEMENT

To develop the Lake Santee property as a preferred, growth oriented, well publicized and vibrant residential community. In line with this, infrastructure, organization and policies will clearly reflect the intent of providing property owners with opportunity for a friendly, healthy, secure, prosperous and quality lifestyle. As a means of measuring performance as well as assuring progress and continuity of focus, the association's governing body will maintain a three-year plan detailing projected action steps for the planning period. This plan will address the following:

- 1) Finance including:
 - (a) sources of revenue
 - (b) projected revenue
 - (c) projected expenses
- 2) A review of plans for updating and maintaining common areas including:
 - (a) the lake
 - (b) beaches
 - (c) roads
 - (d) right-of-ways
 - (e) buildings and structures
 - (f) major capital equipment
- 3) Lake water quality standards
- 4) A review of community strengths, weaknesses, opportunities and threats
- 5) Appropriateness of the governing body's legal and organization structure
- 6) Understand, accommodate and adopt management strategies appropriate to growth and demographic trends
- 7) Initiatives to publicize Lake Santee and promote development of vacant properties
- 8) Promote adequacy and availability of private services, i.e., medical, dental, shopping, home repair, etc.
- 9) Promote adequacy and availability of public services, i.e., security, schools, fire protection, emergency medical, etc.
- 10) Emergency Preparedness procedures as a guideline for residents
- 11) Initiatives to protect and / or enhance property values
- 12) Building codes and maintenance standards for privately owned property
- 13) Develop and maintain an organization structure and employee relations programs that allow Lake Santee to attract and retain top quality employees
- 14) Initiatives to foster a "sense of community among residents"

Revision #3 / July 12, 2006

Attachment D

Shelbyville News

9/23/06

City's trail system taking shape



Physical fitness has never been very high, on my list of priorities (which is not a good thing), but it may rise a bit higher now that Shelbyville has begun to incorporate new trails and sidewalks throughout different parts of the city.

The first real "Trail" in Shelbyville was built in Sunset Park a few years ago and quickly became very popular. We now have a great trail running through Intelliplex Park, and a new trail and sidewalk on either side of the new Lee Boulevard that runs from the rear east side of Wal-Mart (Old Rushville Road). The southeast corridor now under construction will also have sidewalks and trails.

I sometimes receive phone calls from people asking about the sense behind building sidewalks that end without going anywhere. The response that I give is that the plan is for many of these sidewalks and trails to eventually connect to one another so that more

SCOTT FURGE SON areas in Shelbyville will become accessible by walking, and our city will become more fitness-friendly. For example, there has been a sidewalk on Amos Road that goes nowhere for many years. It will soon tie into the new sidewalk that will be built as part of the construction of the southeast corridor. Building sidewalks and trails at the same time as road construction and reconstruction, even if the sidewalk doesn't go anywhere now, is far more cost-effective than going back to build the sidewalk later.

Currently, some areas that would likely see quite a bit of foot traffic do not have sidewalks. I often see people making their way as best they can walking along the side of the road on East State Road 44. Some are on their way to work, and some need to buy groceries or other items from one of the many stores or restaurants there. Sidewalks will be included when the state widens that stretch of roadway in 2007 and 2008.

We have all read about the weight issues that are becoming more and more common in our country. Unfortunately, Indiana does not fare well in this category and is considered one of the more overweight states in the country. In reading one article about this issue, the point was raised that no one can expect people to become more fit if, they do not have access to fitness opportunities, such as a safe network of sidewalks. If the city can provide convenient fitness opportunities, such as safe sidewalks and trails, at a reasonable cost, I have no doubt that they will be well-used and we will all be better off as a result.

Be sure to visit the new sidewalks and trails at Intelliplex Park and along Lee Boulevard before the weather turns cold. My family and I have visited both over the last several weeks and have really enjoyed just taking a walk.

On another note, before the weather turns cold, I want to thank Terry Kuhn, the city's code enforcement officer, for the good work that he has done over the summer. Because of his diligence, the city sent more than 300 notices to residents who needed to clean up their properties. Those who fail to respond, after the required notice procedure have their properties cleaned up by the city, and the charge, for that work is added to their tax bill. Unfortunately, keeping up with the number of properties that become run down with tall grass, weeds and trash is a big job, and Terry is generally not welcomed by the owners with open arms. Even so, Terry remains persistent, and makes sure that he gets the job done. We can all thank him for his time and effort to make Shelbyville a more attractive place to live.

Furgeson Is mayor of Shelbyville

Shelbyville News
9/18/06

State seeding highway medians

By RICK CALUHAN
Associated Press writer

INDIANAPOLIS — Carpets of wildflowers and native grasses are sprouting along a growing number of Indiana's highways under a state program that replaces roadside turf with colorful plants that reduce mowing costs while creating new wildlife habitat.

Indiana's Roadside Heritage program, which began in 1999, had by early 2005 turned 429 acres along state highways into a summer kaleidoscope of perennials such as New England aster, butterfly milkweed, purple coneflower and lupine and grasses like big bluestem.

Since then, dozens of additional roadsides and median strips that once needed to be mowed three to

four times each summer have been replaced with native plants that need virtually no maintenance, said Megan Kaderavek, a spokeswoman for the Indiana Department of Transportation.

"This program isn't intended just to beautify Indiana, although that's part of it," she said. "The more we can reduce the amount of grass and add wildflowers, the more we can reduce our mowing operations, so that's a cost-savings for us."

So far, patches of color have been seeded along more than a dozen state highways.

The state has seed farms where plants and grasses are harvested each fall, processed and stored until they are planted in the spring.

To support the program's growth,

Kaderavek said the DOT will open its third seed farm this fall — a 10 acre plot in southeastern Indiana at the former Jefferson Proving Ground — to further the goal of making the program self-sustaining.

To date, the state's two established seed farms have produced hundreds of pounds of seed that would have fetched about \$341,000 if it had been sold commercially, Kaderavek said.

She said having three seed farms will allow the agency to grow native plant varieties best suited to the state's southern, northern and central regions.

The program receives \$350,000 in federal dollars each year — money the state plows into the farms and

with wildflowers

planting efforts, including spraying roadsides with herbicides to kill grass and then reseeding those areas with the native plants.

Cloyce Hedge, who coordinates the Indiana Department of Natural Resources' Natural Heritage Program, said he's delighted anytime areas of the state are restored with native plants because those sustain native wildlife.

Planting wildflowers and grasses along the state's highways creates natural "corridors of dispersal," which he said can help other native plants marooned in isolated areas move beyond that area, boosting both biodiversity and the genetic diversity of particular species.

"It's not a static world out there. The species move around and as

habitat is made available to them, they'll use them," he said.

High erosion areas are often targeted for the seedlings because roadside grasses fare poorly in such areas and they are often dangerous for mowing crews to venture into, said Bill Fielding, landscape coordinator the Department of Transportation's Crawfordsville district.

He said plantings have also targeted stretches of highway leading into towns and cities to help generate public interest in the program.

Because it takes up to three years for those seeds to reach their full-showy stage, Fielding said flowering annuals such as annual poppies or Cosmos are planted to provide temporary color.